



Witton Road, Ferryhill, DL17 8QE
3 Bed - House - Semi-Detached
£135,000

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Robinsons are delighted to present this charming three-bedroom semi-detached family home, located on the picturesque Witton Road in Ferryhill. This property is an excellent choice for first-time buyers who desire a blend of comfort and style.

Upon entering, you are welcomed by a spacious hallway that leads to a generous lounge, ideal for cosy evenings with family or friends. The separate dining room provides a warm and inviting atmosphere, perfect for family meals and entertaining guests. The well-appointed kitchen is both functional and aesthetically pleasing, making cooking a delightful experience.

The first floor boasts a landing that leads to three generously sized bedrooms, offering ample space for family members or guests. The conveniently located shower room caters to the needs of the household, ensuring comfort and practicality.

Outside, the property features large enclosed gardens, providing a safe and private area for children to play or for hosting summer barbecues with friends and family. The expansive driveway and garage offer plenty of parking space and additional storage options, enhancing the convenience of this lovely home.

Situated in a prime location, this residence is well-connected to local amenities while also providing a peaceful retreat from the hustle and bustle of everyday life. This semi-detached house perfectly combines comfort, space, and modern living, making it a must-see for anyone looking to settle in this delightful area. Don't miss the opportunity to make this wonderful property your new home.

Hallway

Radiator, Quality flooring, storage cupboard and stairs to first floor.

Lounge

12'9 x 10'1 (3.89m x 3.07m)

Gas fire and surround, Upvc window, radiator.

Dining room

10'7 x 8'8 (3.23m x 2.64m)

Radiator, French doors leading to the rear.

Kitchen

10'6 x 7'3 (3.20m x 2.21m)

Well presented wall and base units, integrated oven, hob, extractor fan, microwave, fridge and freezer, dishwasher, plumbed for washing machine, stylish workshop, sink with mixer tap and drainer, tiled splash backs, quality flooring, access to rear, extractor fan.

Landing

Quality flooring & loft access.

Bedroom one

12'9 x 9'5 max points (3.89m x 2.87m max points)

Fitted wardrobes, radiator, Upvc window.

Bedroom Two

10'6 x 9'7 (3.20m x 2.92m)

Upvc window, radiator, storage cupboard.

Bedroom Three

9'5 x 6'4 max points (2.87m x 1.93m max points)

Upvc window, radiator, airing cupboard.

Shower room

Large walk-in shower, wash hand basin, w/c, chrome towel radiator, Upvc window, extractor fan.

Externally

To the front elevation is easy to maintain garden and long driveway which the rear garage and enclosed garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,993.57p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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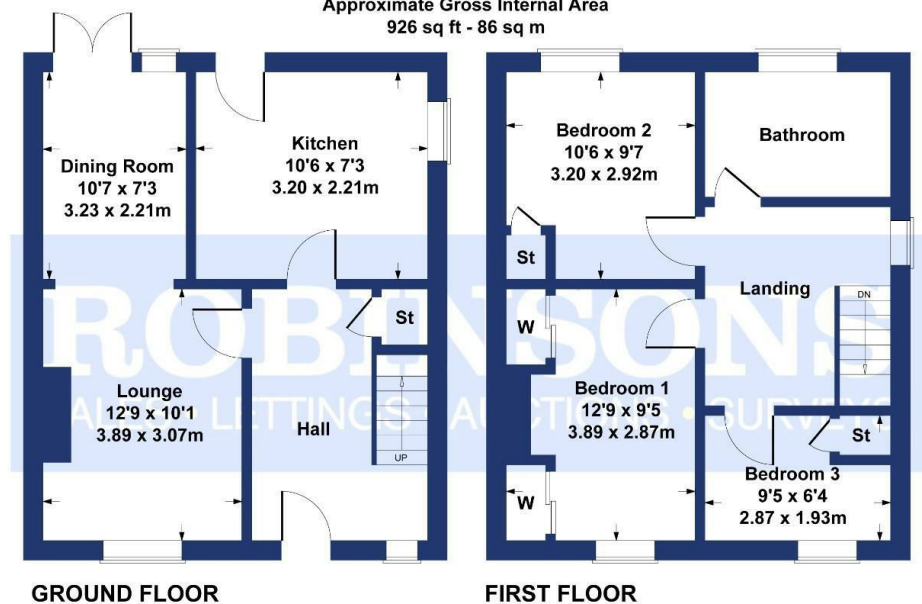
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Witton Road

Approximate Gross Internal Area
926 sq ft - 86 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
1-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 g/kWh A			
81-104 g/kWh B			
65-80 g/kWh C			
50-64 g/kWh D			
35-49 g/kWh E			
21-34 g/kWh F			
1-20 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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