



Mainsforth Rise, Ferryhill, DL17 0DD
3 Bed - Bungalow - Detached
Asking Price £128,000

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Robinsons are delighted to offer to the market with no onward chain this spacious and well presented three bedroom detached bungalow, which in our opinion should suit a variety of purchasers due to the recent refurbishment. This beautiful family home has an endless amount of benefits and some of its key features are, quality fixtures and fittings throughout, modern kitchen, three good sized bedrooms, stunning bathroom, off road parking and detached garage. The property lies in Ferryhill Station, approximately one mile away from Ferryhill market place, shops, schools and amenities. Conveniently placed for the commuter travelling to nearby Durham City Centre, Darlington and Teesside and the A1 and A19 are in close proximity providing good road links to other parts of the region.

In brief the property comprise of; entrance hallway, spacious lounge, modern white kitchen, three good sized bedrooms and stunning family bathroom, externally to the front elevation there is a large and easy to maintain garden. While to the rear, there is good sized driveway which gives access to the detached garage, to the rear there is also another easy to maintain garden.

EPC Rating C
Council Tax Band D

Hallway

Stylish wood effect flooring, radiator, storage cupboard.

Lounge

16'2" x 11'8" (4.93 x 3.57)

Stylish wood effect flooring, radiator, uPVC window.

Kitchen/Diner

11'11" x 11'8" (3.65 x 3.56)

White wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, stylish grey wood effect flooring, space for fridge freezer, plumbed for washing machine, tiled splashbacks, uPVC window, radiator, down lights, space for small dining room table.

Bedroom One

13'3" x 11'6" (4.04 x 3.51)

Stylish wood effect flooring, radiator, uPVC window.

Bedroom Two

13'0" x 10'8" (3.98 x 3.26)

Quality flooring, radiator, uPVC window.

Bedroom Three / Dining Room

13'3" x 7'8" (4.04 x 2.36)

Quality flooring, radiator, uPVC window, loft access via pull down ladder.

Bathroom

White panelled bath, double shower cubicle, wash hand basin, w/c, tiled splashbacks, uPVC window, radiator, extractor fan.

Externally

To the front elevation, there is an easy to maintain garden and patio which leads to the rear garden. Large block paved driveway and detached garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx.

£2332.69 p.a

Energy Rating: C

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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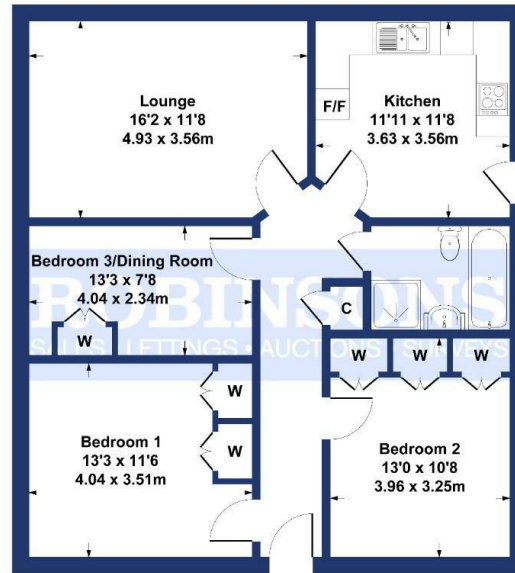
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mainsforth Rise

Approximate Gross Internal Area
910 sq ft - 85 sq m



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. 2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	84		

Energy Efficiency Rating: 69 (Current), 84 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential empty).

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