

Beech Crescent, Ferryhill, DL17 8DQ  
2 Bed - House - Semi-Detached  
£85,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Robinsons are delighted to offer to the market this well presented two-bedroom semi-detached property which is offered to the market with no onward chain. In our opinion, this lovely home would be a perfect buy for any first time buyer or property investor. The property lies in the heart of Ferryhill being within walking distance to local shops, schools and amenities, ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. The A1 and A19 which are approximately a ten minute drive away, provides good transport links to other parts of the region.

THE FLOORPLAN BRIEFLY COMPRISES OF: ENTRANCE HALLWAY, spacious LOUNGE, OPEN PLAN KITCHEN/DINER, to the first floor is TWO DOUBLE BEDROOMS and well presented BATHROOM. Externally to the front elevation there is an easy to maintain block paved driveway, while to the rear there is a easy to maintain garden.

EPC Rating  
Council Tax Band

#### **Vestibule**

Radiator, stairs to the first floor.

#### **Lounge**

14'9 x 12'0 max points (4.50m x 3.66m max points)  
UPVC window, radiator, feature fire, storage cupboard.

#### **Dining Room**

7'8 x 7'3 (2.34m x 2.21m)  
UPVC window, radiator, access to the rear.

#### **Kitchen**

10'1 x 7'2 (3.07m x 2.18m)  
Wall and base units, electric cooker point, space for fridge freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled splashbacks, uPVC window, access to the rear.

#### **Landing**

Loft access, uPVC window.

#### **Bedroom One**

14'1 x 11'0 max points (4.29m x 3.35m max points)  
UPVC window, radiator, storage cupboards x2.

#### **Bedroom Two**

11'7 x 8'4 (3.53m x 2.54m)  
UPVC window, radiator.

#### **Bathroom**

Bath with tiled surround, wash hand basin, w/c, radiator, uPVC window.

#### **Externally**

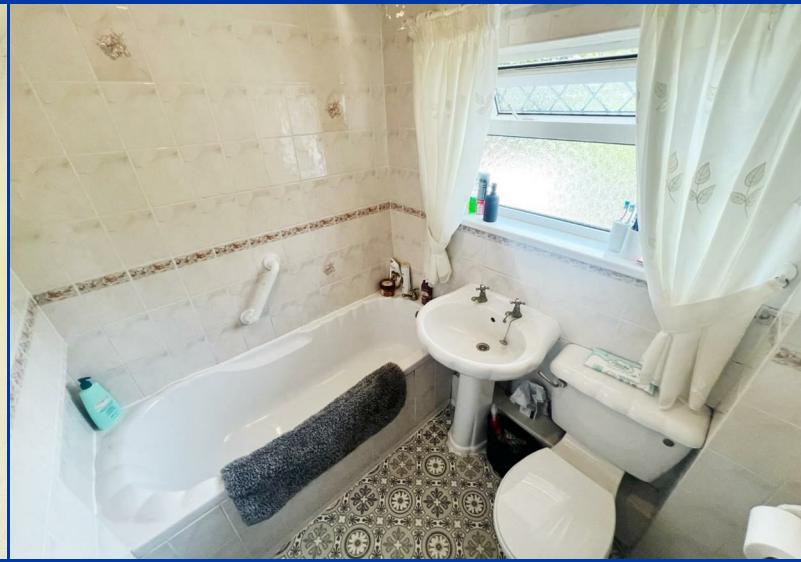
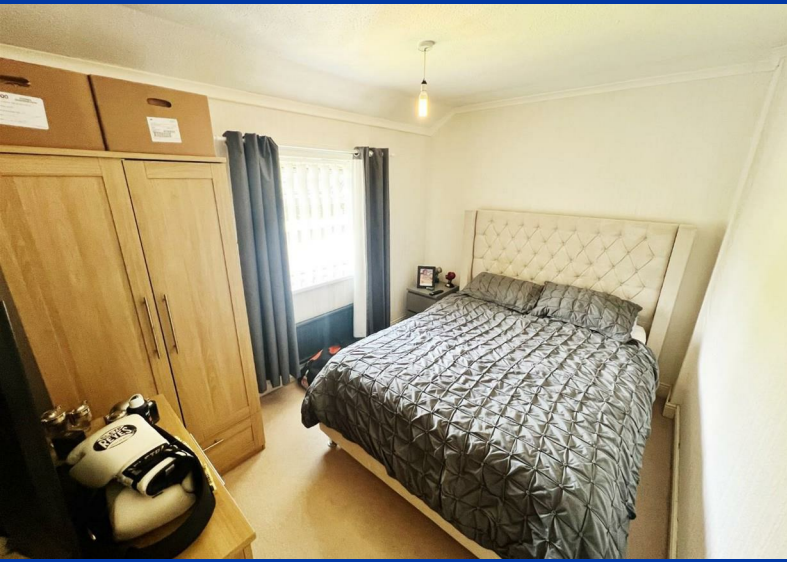
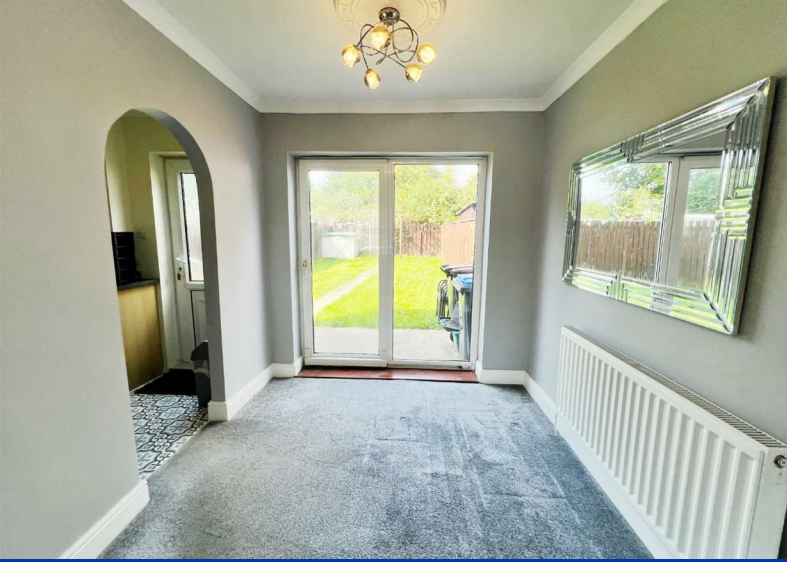
To the front elevation there is a good sized easy to maintain block paved driveway. While to the rear, there is a well presented enclosed garden which is not directly overlooked.

#### **Agent Notes**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 9000Mbps  
Mobile Signal/Coverage: Good  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,629.71 p.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.







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

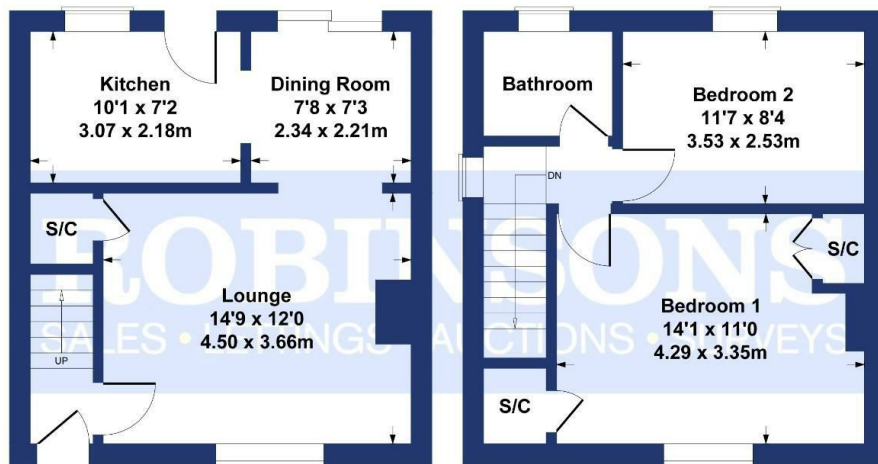
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Beech Crescent

Approximate Gross Internal Area  
721 sq ft - 67 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-98)	B		
(89-91)	C		
(85-88)	D		
(82-84)	E		
(79-81)	F		
(76-78)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(61-91)	B		
(89-90)	C		
(85-88)	D		
(82-84)	E		
(79-81)	F		
(76-78)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk  
www.robinsonsestateagents.co.uk