



Redwood Manor , Ferryhill Station, DL17 OBH

£230,000

***PUBLIC NOTICE* ADDRESS Redwood Manor, Chilton Lane, Co. Durham, DL17 0BH**

We are acting in the sale of the above property and have received an offer of £215,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: D

Viewing is essential for this period property in this most secluded location. The property is in need of updating but offers the potential to become a stunning family home. Available with no onward chain we would recommend an early inspection.

Constructed at the turn of the 20th century, this substantial semi detached property is situated in extensive grounds include a walled garden and separate mature woodland area. the living accommodation provides four large double bedrooms together with family bathroom and three reception rooms. above the double garage is a games room/ storage area. The property is within approximately 1.5 miles from the A1M and is convenient for anyone planning to travel to a number of commercial centres throughout the North East of England, including Durham City, Darlington, Teeside, Bishop Auckland and Newton Aycliffe.

Ground Floor

Entrance Hall

Has spindle staircase to the first floor, door leading to the front of the property, large walk in cupboard and corniced ceiling.

Lounge 20'2" x 17'4" (6.15 x 5.28)



Has corniced ceiling.

Sitting Room 18'1" x 10'1" (5.51m x 3.07m)



Dining Room 17'5" x 15'9" (5.31m x 4.80m)

Has coved ceiling.

Kitchen 12'1" x 10'6" (3.68m x 3.20m)



Has range of fitted wall and base units, laminate

work surfaces and plumbing for an automatic washing machine.

Rear Lobby

Has storage cupboards.

Cloakroom

Has WC.

Utility 14'5" x 8'10" (4.39 x 2.69)

Leading to walk in pantry.

Walk in pantry 8'11" x 6'5" (2.72 x 1.96)

First Floor Landing

Has spindle stair head and storage cupboard.

Bedroom 1 17'7" x 14'5" (5.36 x 4.39)



Bedroom 2 17'6" x 12'10" (5.33m x 3.91m)



Has walk in wardrobe.

Bedroom 3 17'5" x 12'9" (5.31m x 3.89m)

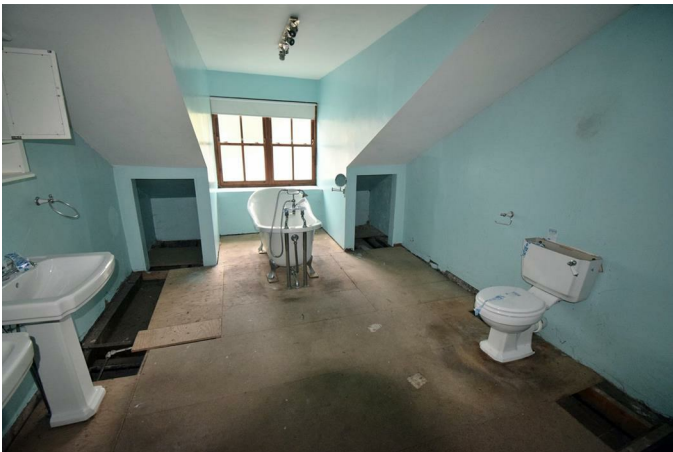


Has walk in wardrobes.

Bedroom 4 14'9" x 11'1" (4.50m x 3.38m)



Family Bathroom



Has white suite comprising, free standing bath, his and hers hand wash basin's and WC.

Second Bathroom

Has WC.

Garage / Workshop

with remote control roller shutter door and staircase access to:

Games Room 25'10" x 17'5" (7.87 x 5.31)

Exterior

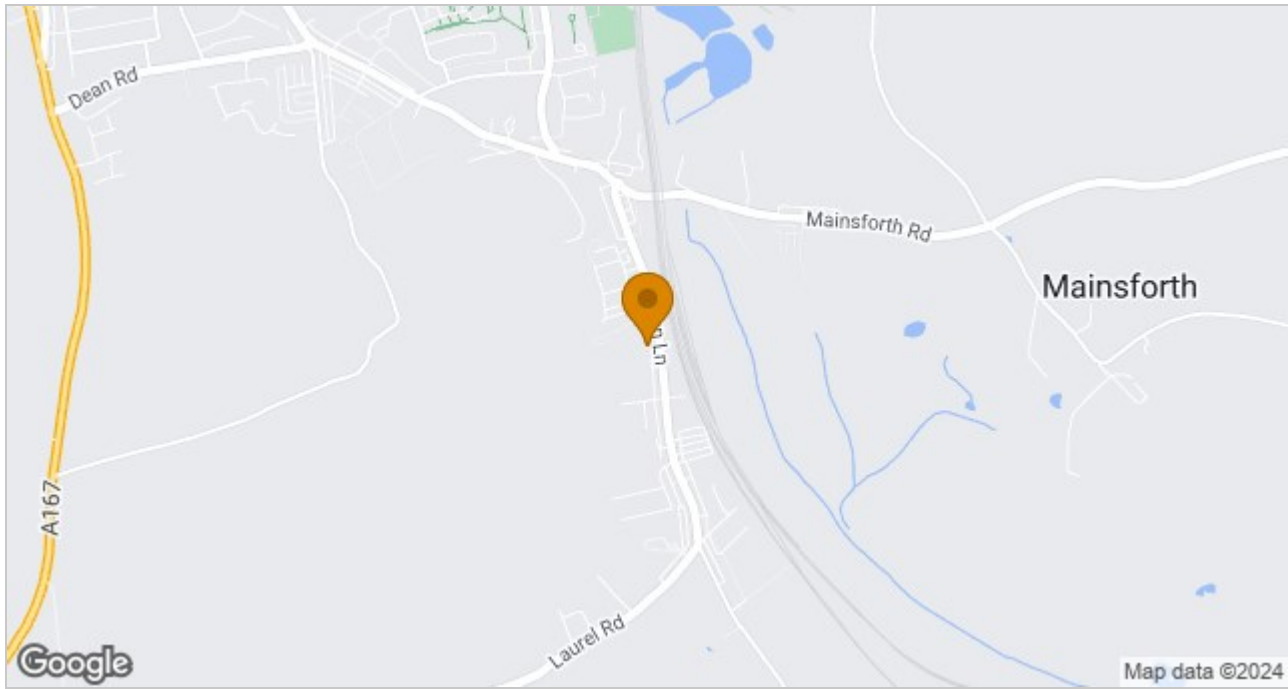


Has double access gates opening onto driveway which leads to the side of the property and access to the garages. There is a further walled garden to the front of the property with patio and access to further substantial gardens which are currently lawned, part of which was a former tennis court. The property is well screened by mature trees providing a high degree of privacy.

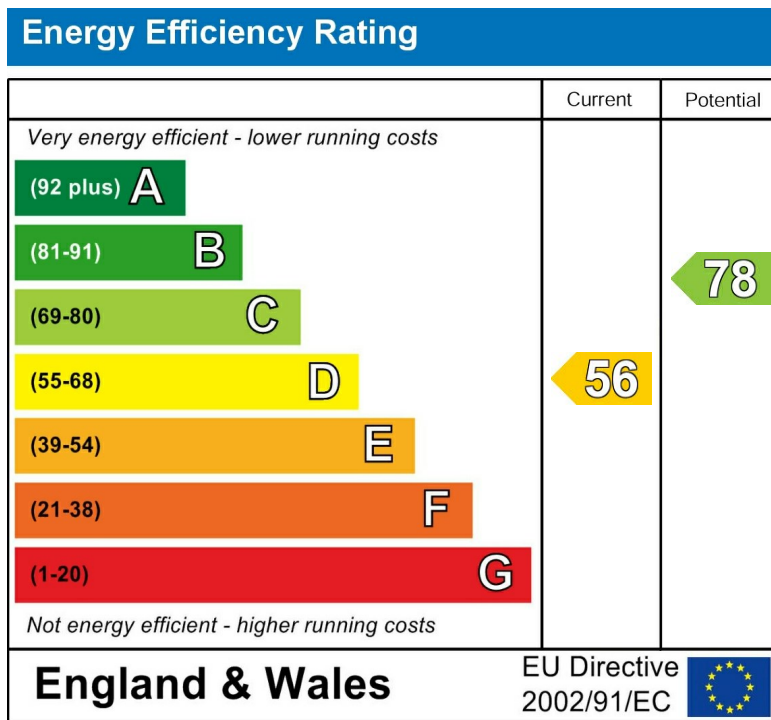
Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLER'S INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



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