Witton Road, Ferryhill, DL17 8QE
3 Bed - House - Semi-Detached
Asking Price £165,000

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Robinsons are pleased to present to the market this rare opportunity to acquire a deceptively spacious and beautifully presented three-bedroom semi-detached home. Situated on a popular residential development on the edge of Ferryhill, the property is ideally positioned for easy access to the A1 and A19, as well as being close to local schools, amenities and transport links, making it an excellent choice for a wide range of buyers. Early viewing is highly recommended to avoid disappointment.
This impressive home is perfectly suited to first-time buyers and growing families alike, offering generous living space throughout. The property benefits from a recently fitted kitchen, a stylish family bathroom, off-road parking, a garage, and a large rear garden enjoying attractive views. Further features include high-quality fixtures and fittings, UPVC double glazing and gas central heating.
The accommodation briefly comprises: entrance hallway, spacious lounge with a feature media wall and inset electric fire, and a stunning open-plan kitchen/dining area with integrated appliances. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.
Externally, the property boasts both front and rear gardens, along with a good-sized driveway providing off-road parking and access to a large rear garage.
Early viewing is strongly advised to fully appreciate what this outstanding home has to offer.
EPC Rating: D
Council Tax Band: B

Lounge
LVT flooring, feature radiator, upvc window, stairs to first floor, media wall with inset electric fire, storage cupboard

Kitchen/Diner
Stunning wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, washing machine, stylish sink with mixer tap and drainer, LTV flooring, breakfast bar, feature radiator, upvc window, spotlights, sliding doors to rear garden

Rear Lobby
upvc windows access to side

Landing
Quality flooring, upvc window

Bedroom One
upvc window, radiator, quality flooring

Bedroom Two
upvc window, radiator, quality flooring

Bedroom Three
upvc window, radiator, quality flooring

Bathroom
White panelled bath with shower over, wash hand basin, w/c, upvc window, tiled splash backs, chrome towel radiator, LVT flooring

Externally
To the front elevation is an easy to maintain garden and driveway which leads to a garage and large enclosed garden

Agents Notes

Council Tax: Durham County Council, Band B
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate –NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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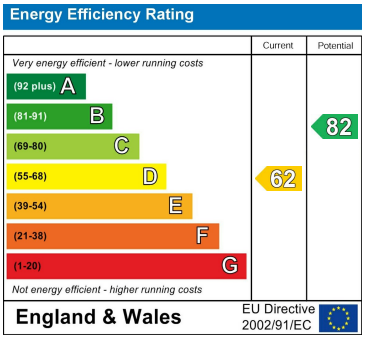
FLOOR PLAN COMING SOON

We are preparing the floor plan and it will be available shortly.



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@robinsonscls.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
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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

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