Raby Road, Ferryhill, DL17 8DX
3 Bed - House - Semi-Detached
Reduced £95,950

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Robinsons are delighted to offer to the market, with the added advantage of NO ONWARD CHAIN, this well-presented THREE-BEDROOM SEMI-DETACHED HOME, pleasantly situated within the highly sought-after Raby Road area of Ferryhill. This attractive property is ideally suited to a variety of purchasers, particularly first-time buyers looking to step onto the property ladder or investors seeking a ready-to-let addition to their portfolio. Offering spacious accommodation throughout and excellent potential, early viewing is highly recommended to avoid disappointment. The property enjoys a prime location within walking distance of Ferryhill Marketplace, a range of local shops, schools and everyday amenities. Excellent transport links are also close by, with easy access to Durham City, Darlington and Teesside, while the A1(M) and A19 provide convenient connections across the region.

The accommodation briefly comprises: welcoming entrance hallway, spacious lounge/dining room and a fitted kitchen, which in turn provides access to a useful brick-built storage area. To the first floor are three well-proportioned bedrooms, two of which are generous doubles, together with a stylish family bathroom. Externally, the property benefits from a good-sized front garden which, subject to the necessary permissions, could offer the potential to create a substantial driveway providing off-road parking. To the rear is a further generous garden, offering an ideal space for outdoor enjoyment, family activities or entertaining. Combining a desirable location, spacious accommodation and excellent potential, this property represents an outstanding opportunity for a range of buyers and should be viewed internally to be fully appreciated.

EPC Rating: C
Council Tax Band: A

Entrance Hall
Radiator, uPVC window, stairs to first floor.

Lounge/Diner
19'6 x 10'7 (5.94m x 3.23m)
Duel aspect uPVC window, radiator.

Kitchen
11'1 x 7'4 (3.38m x 2.24m)
Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled flooring, uPVC window, access to the outhouse.

Landing
Loft access.

Bedroom 1
10'7 x 10'0 (3.23m x 3.05m)
UPVC window, radiator.

Bedroom 2
9'4 x 9'4 (2.84m x 2.84m)
UPVC window, radiator.

Bedroom 3
7'3 x 7'0 (2.21m x 2.13m)
UPVC window, radiator.

Bathroom
White panelled bath, wash hand basin, half tiled, uPVC window, chrome towel radiator, tiled flooring, W/C.

Externally
To the front elevation is a large garden. To the rear is another good sized garden.

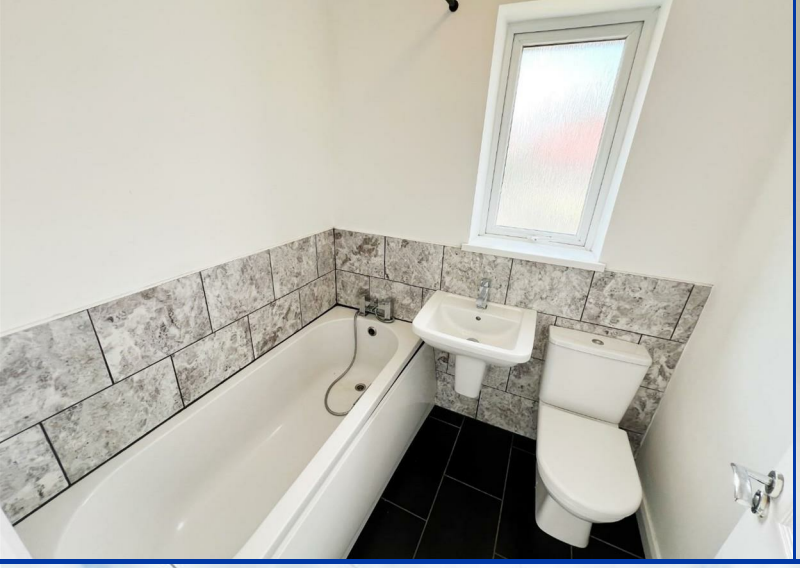
Agents Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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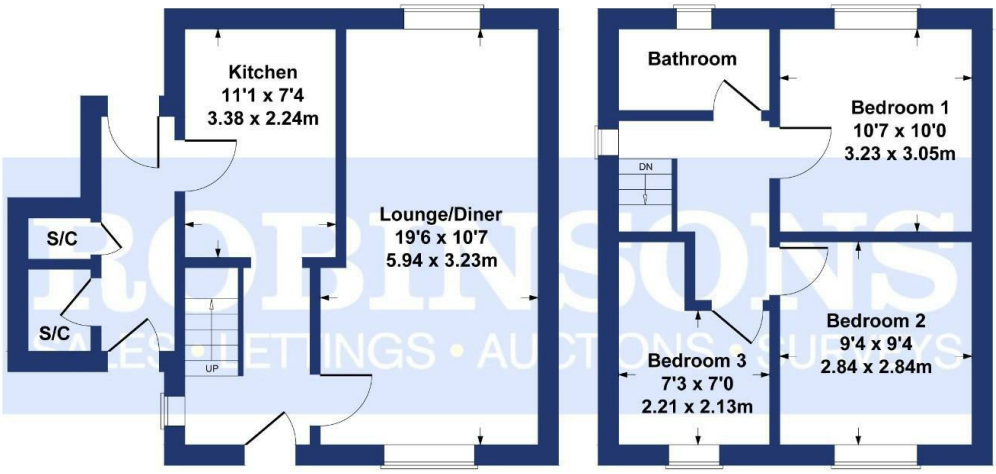
Dedicated Property Manager

Raby Road

Approximate Gross Internal Area
762 sq ft - 71 sq m

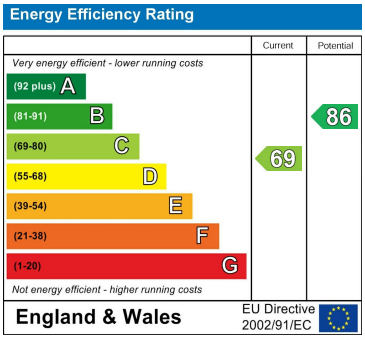


GROUND FLOOR **FIRST FLOOR**

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. 2022



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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.

RICS

ARLA Association of Residential Letting Agents

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