



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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	62
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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