





Duncombe Bank, Ferryhill, DL17 8BP

3 Bed - House - Semi-Detached

£159,995

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to present to the market this larger-than-average three-bedroom semi-detached family home, ideally situated on the outskirts of Ferryhill whilst remaining conveniently close to Ferryhill Market Place, located just over half a mile away and offering a range of local shops, amenities, and services. This impressive home boasts three generously sized double bedrooms, a spacious lounge, enclosed gardens, ample off-street parking, and a detached garage. Properties of this size and standard rarely become available in such a sought-after location, therefore early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises an entrance porch leading into the welcoming hallway, a generous lounge, a stunning open-plan kitchen and dining room, a useful utility area, a conservatory, and a ground-floor WC. To the first floor, there are three well-proportioned double bedrooms and a stylish family bathroom finished to a high standard.

Externally, the property benefits from a substantial block-paved driveway to the front, providing off-road parking for multiple vehicles and access to the detached garage. To the rear, there is a beautifully maintained enclosed garden with an attractive decking area, creating the perfect space for relaxing and outdoor entertaining.

EPC Rating: E
Council Tax Band: B

Porch
Upvc windows, access to Hallway.

Hallway
Radiator, stylish flooring, stairs to first floor.

Cloakroom
W/C, wash hand basin, Upvc window

Lounge
13'5 x 12'0 max point (4.09m x 3.66m max point)
Large Upvc window and radiator.

Kitchen / Diner
19'2 x 14'8 max points (5.84m x 4.47m max points)
Stunning White wall and base units, integrated oven, hob, extractor fan, dishwasher, microwave, central island with breakfast bar, stylish worktops with inset sink and mixer tap, spot lights, large Upvc window, space for dining room table, feature radiator, sliding Upvc doors leading to rear garden.

Utility Room.
10'1 x 5'3 max points (3.07m x 1.60m max points)
Plumbed for washing machine, stylish flooring and access to conservatory

Conservatory.
11'9 x 6'3 (3.58m x 1.91m)
Upvc windows and access to rear garden.

Landing
Loft Access, Upvc window.

Bedroom One
121 x 10'9 max points (36.88m x 3.28m max points)
Upvc window, radiator

Bedroom Two
11'7 x 9'7 max points (3.53m x 2.92m max points)
Upvc window, radiator

Bedroom Three
9'4 x 8'9 (2.84m x 2.67m)
Upvc window, radiator

Bathroom
Large bath with shower over, wash hand basin, w/c, tiled splash backs, feature radiator, Upvc window, spot lights, airing cupboard.

Externally
the property benefits from a substantial block-paved driveway to the front, providing off-road parking for multiple vehicles and access to the detached garage. To the rear, there is a beautifully maintained enclosed garden with an attractive decking area, creating the perfect space for relaxing and outdoor entertaining.

Agents Notes
Council Tax: Durham County Council, Band B
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
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 – NA
Probate – n/a
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – NA
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.













OUR SERVICES

Mortgage Advice

Conveyancing

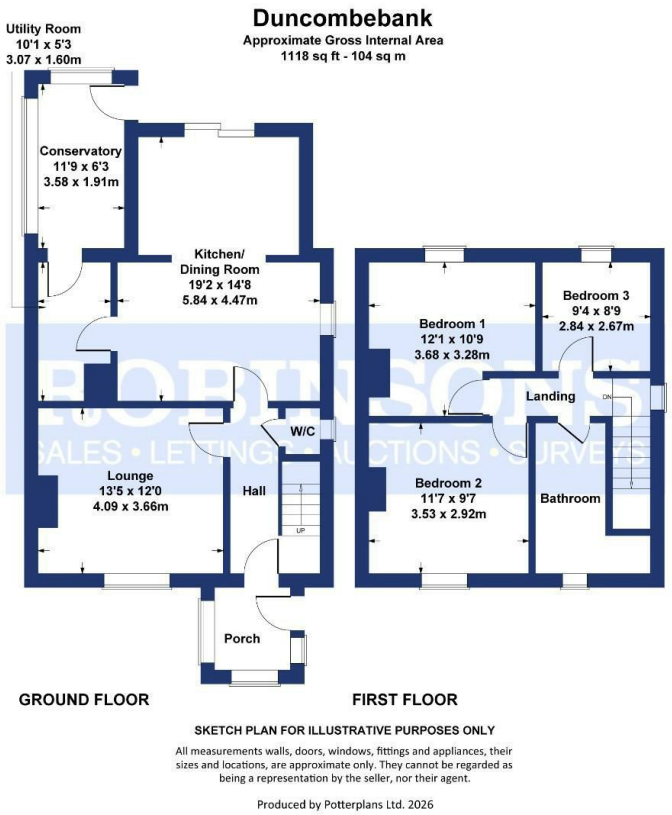
Surveys and EPCs

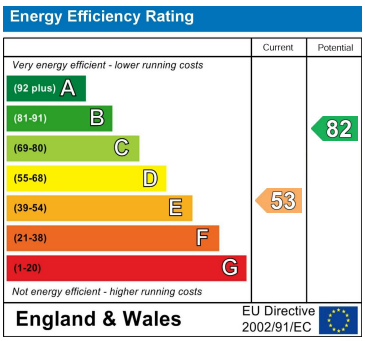
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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

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 efficent 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.