

**STUART
EDWARDS**



Corscombe Close

, Ferryhill DL17 8DB

- SPACIOUS SEMI DETACHED HOUSE
- LOUNGE, DINING ROOM & CONSERVATORY
- BATHROOM WITH BATH & SHOWER
 - DETACHED GARAGE
 - GAS CH VIA COMBI BOILER
- 3 BEDROOMS
- MODERN KITCHEN WITH INTEGRATED OVEN & HOB
- SOUTH/WEST FACING GARDEN
- EXCELLENT TRANSPORTATION LINKS & AMENITIES

Asking Price £135,000

Council Tax Band: B
EPC Rating: C

FULL DESCRIPTION

Nestled in a peaceful residential setting in the popular market town of Ferryhill, County Durham, this well-maintained semi-detached family home offers spacious, light-filled accommodation that perfectly suits modern family living. The generous lounge enjoys bi-fold doors that flood the room with natural light and create a seamless flow through to the dining area and a UPVC double-glazed conservatory overlooking the garden. The well-fitted kitchen features a comprehensive range of units and some integrated appliances. An open staircase leads from the lounge to the first-floor landing, where three comfortable bedrooms and a family bathroom suite with both bath and shower. Externally, a detached garage provides secure off-road parking, while the beautifully presented gardens to the front and rear offer excellent space for relaxing or entertaining. The property benefits from gas central heating via a combi boiler and UPVC double glazing throughout. Ferryhill itself is a family-friendly community with an excellent range of local amenities. Highly regarded primary schools (including Broom Cottages, Dean Bank, Cleves Cross and Ferryhill Station) and Ferryhill School for secondary education are close by, while Dean Bank Park offers walking trails, sports facilities and children's play areas. The award-winning Mainsforth Sports Complex, scenic Ferryhill Carrs Nature Reserve and a vibrant weekly Friday market in the town centre add further appeal. With superb road links just off the A1(M), commuting is effortless. Durham City is approximately 8 miles away, Darlington around 14 miles, and Newcastle-upon-Tyne about 25 miles. Regular bus services connect to surrounding towns, and Durham's mainline railway station is easily accessible. Sure to prove popular amongst a wide variety of purchasers. Early viewings are strongly recommended to avoid disappointment.

LOUNGE

15'5" x 15'10"
Double radiator, built-in storage cupboards, bi-fold doors and open staircase with under stair storage cupboard. Opening onto the dining room.

DINING ROOM

10'4" x 8'0"
Double radiator and sliding doors to the conservatory.

CONSERVATORY

9'10" x 8'11"
UPVC double glazed with access door to the garden.

KITCHEN

10'11" x 7'8"
Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated fridge and oven and hob with stainless steel extractor hood. Tiled splashbacks, plumbed for automatic washing machine, spot lights and UPVC rear entrance door.

FIRST FLOOR LANDING

With access to loft space via a drop down ladder.

BEDROOM 1

12'11" x 8'9"
Double radiator and a range of fitted wardrobes with mirrored fronts.

BEDROOM 2

9'3" x 9'3"
Double radiator and built-in storage cupboard.

BEDROOM 3

10'5" x 6'7"
Double radiator and built-in storage cupboard.

FAMILY BATHROOM

White suite comprising, close coupled wc, wall hung wash hand basin, P shaped bath with mains fed shower over and glass screen, double radiator and fully tiled walls and flooring.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com