Willow Road, Ferryhill, DL17 8DR
3 Bed - House - Semi-Detached
Asking Price £115,000

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Attention First-Time Buyers!

An internal viewing is highly recommended to fully appreciate the impressive accommodation offered by this beautifully presented three-bedroom semi-detached home. Ideally situated for convenient access to Ferryhill Market Place, along with a range of local shops, schools, and amenities, the property is also perfect for commuters travelling to nearby Darlington, Durham City, and Teesside. This superb home is a true credit to its current owner, showcasing style, quality, and attention to detail throughout. Featuring a well-appointed fitted kitchen, a truly stunning family bathroom, uPVC double glazing, and high-quality fixtures and fittings, this property is sure to impress a wide range of buyers.

Accommodation briefly comprises:
Entrance hallway, a spacious and inviting lounge, and an open-plan kitchen/dining area ideal for modern living. To the first floor, the landing provides access to three bedrooms, two of which are generously sized doubles. The master bedroom benefits from fitted wardrobes, while a beautifully finished family bathroom completes the first-floor accommodation. Externally, the property enjoys a well-maintained garden to the front, along with a driveway leading to a rear garage. The large enclosed rear garden has been thoughtfully landscaped and includes a patio area, perfect for outdoor entertaining.

Given the quality and location of this exceptional home, early viewing is strongly advised to avoid disappointment.
EPC Rating: D
Council Tax Band: A

Hallway
Quality flooring, radiator, stairs to the first floor.

Lounge
14'5 x 12'0 (4.39m x 3.66m)
UPVC window, radiator, Quality flooring, storage cupboard, spotlights.

Kitchen/Diner
17'9 x 7'8 (5.41m x 2.34m)
White wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, spotlights, space for fridge freezer and dining room table, French doors leading to the rear garden, radiator, uPVC window, stylish flooring.

Landing
Quality flooring, UPVC window, loft access.

Bedroom One
11'2 x 10'6 max points (3.40m x 3.20m max points)
Fitted Wardrobes, UPVC window, radiator, quality flooring.

Bedroom Two
10'0 x 9'8 (3.05m x 2.95m)
Quality flooring, radiator, uPVC window.

Bedroom Three
8'3 x 6'4 max points (2.51m x 1.93m max points)
Quality flooring, radiator, uPVC window.

Bathroom
7'4 x 6'6 (2.24m x 1.98m)
Stunning fully tiled white panelled bath with shower over, W/C, wash hand basin, uPVC window, towel radiator.

Externally
To the front elevation, there is a pleasant garden and driveway which leads to the rear garage and large enclosed landscaped garden and patio.

Agent notes
Council Tax: Durham County Council, Band A
Tenure: Freehold

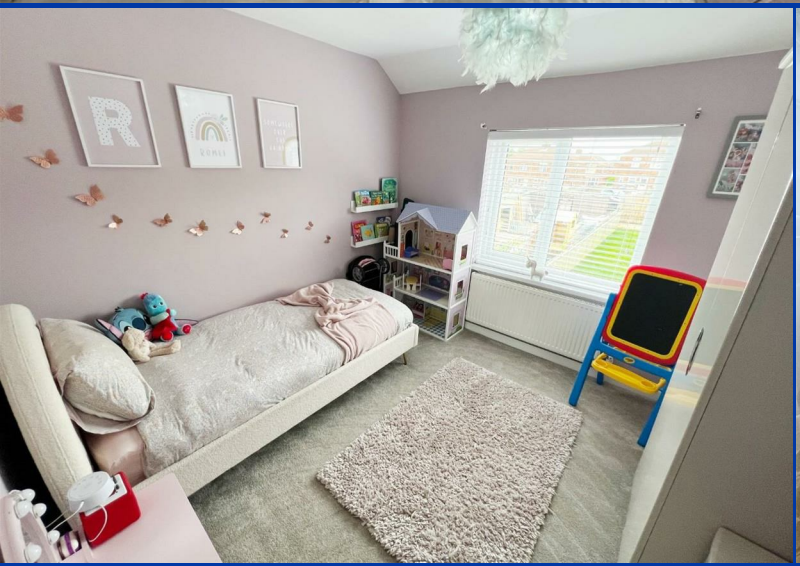
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website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

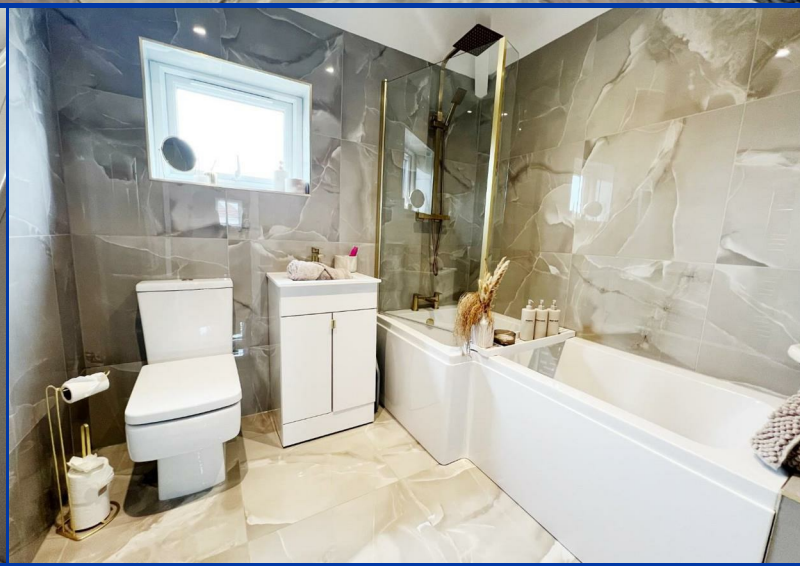
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Hotpoint





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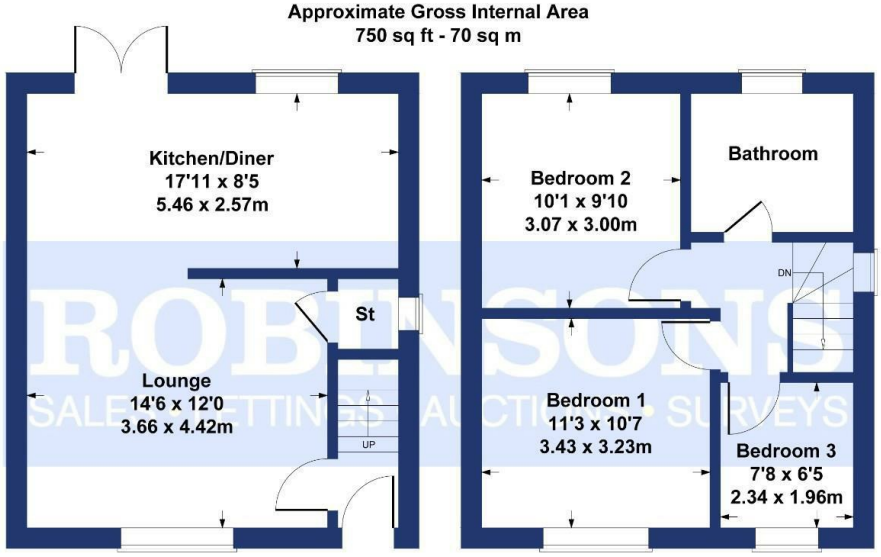
Willow Road

Approximate Gross Internal Area
750 sq ft - 70 sq m

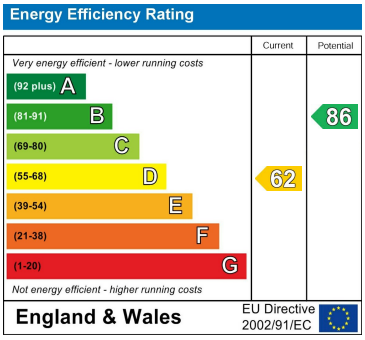


GROUND FLOOR **FIRST FLOOR**

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. 2023



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RICS

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