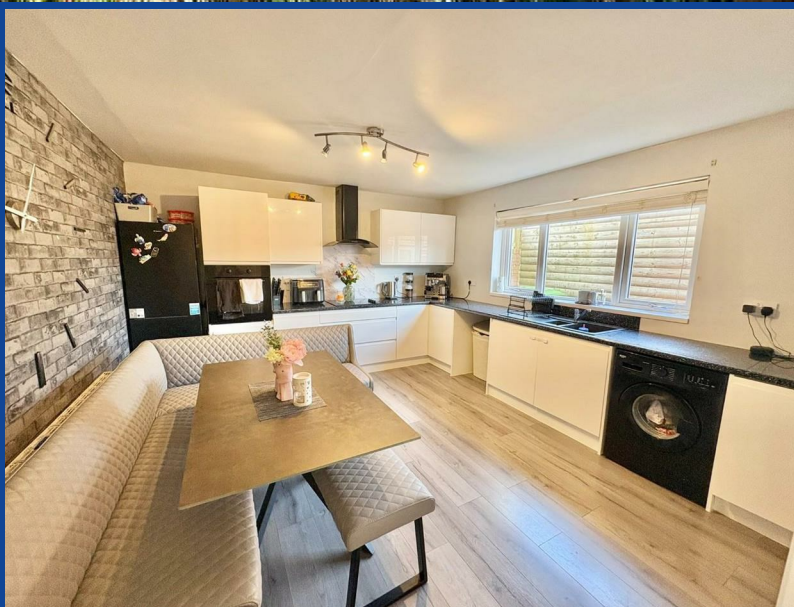




Richmond Close, Ferryhill, DL17 8DF
3 Bed - House - End Terrace
Asking Price £99,950

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Robinsons are delighted to offer to the market this beautifully presented and well-maintained three-bedroom end-terrace home, situated on a popular residential development in Ferryhill. Ideally positioned within walking distance of highly regarded local primary schools, Ferryhill Leisure Centre, and the town centre, where a wide range of amenities can be found, this superb property is sure to appeal to a variety of buyers. Early viewing is highly recommended to avoid disappointment.

This impressive home boasts a modern fitted kitchen, gas central heating with a new boiler installed approximately two years ago, and UPVC double glazing throughout. The property enjoys an attractive front garden overlooking a pleasant green, while to the rear there is a low-maintenance patio area, making it an ideal purchase for first-time buyers, growing families, and investors alike.

The accommodation briefly comprises: welcoming entrance hallway, ground floor WC, spacious lounge, and a stylish kitchen/diner. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a generous front garden and an enclosed rear patio area, together with a useful workshop providing additional storage or hobby space.

EPC Rating: D
Council Tax Band: A

Hallway

Stylish flooring, radiator, stairs to first floor, storage cupboard

Lounge

13'6 x 11'6 (4.11m x 3.51m)

UPVC bay window, radiator, tastefully decorated

W/C

W/C, UPVC window, wash hand basin

Kitchen

13'6 x 12'5 (4.11m x 3.78m)

Stylish white wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, plumbed for washing machine, radiator, UPVC window, wood effect flooring, space for dining room table, sink with mixer tap and drainer.

landing

Loft access, storage cupboard

Bedroom One

12'5 x 10'8 (3.78m x 3.25m)

UPVC window, radiator

Bedroom Two

11'7 x 10'8 (3.53m x 3.25m)

UPVC window, radiator, pleasant outlook

Bedroom Three

8'7 x 8'8 (2.62m x 2.64m)

UPVC Window, radiator, pleasant outlook

Bathroom

White panelled bath with shower over, wash hand basin, W/C, UPVC window, chrome towel radiator, spotlights, tiled surround.

Externally

To the front elevation is a pleasant easy to maintain garden which overlooks

a lovely green, While to the rear there is a patio and useful workshop with power and lighting

Agents Notes

Council Tax: Durham County Council, Band A

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

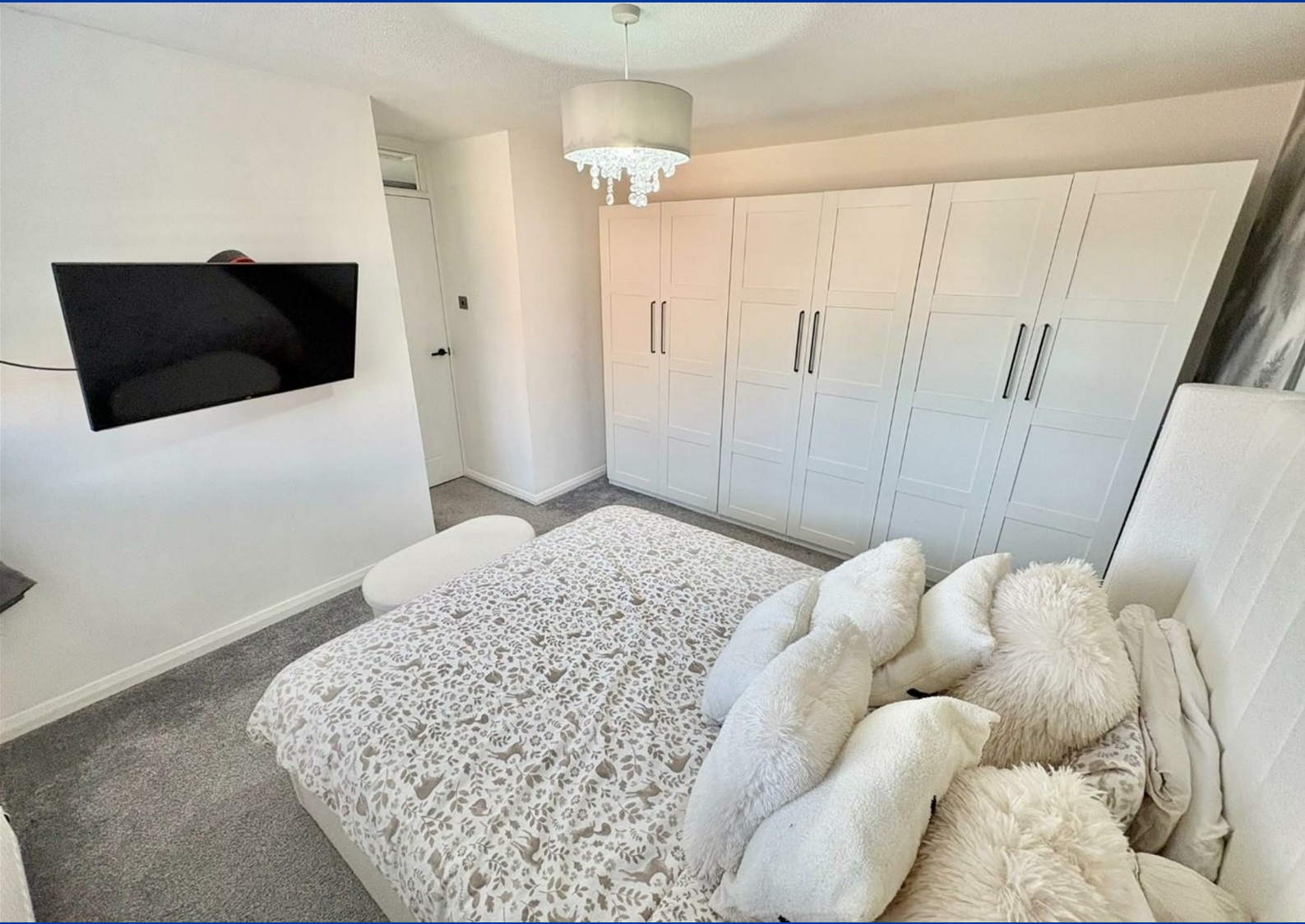
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

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.



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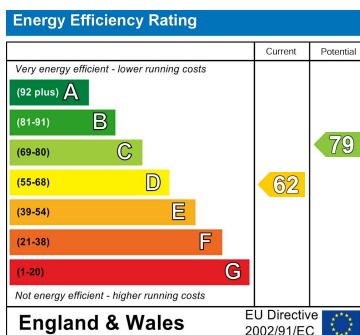
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