Raby Road, Ferryhill, DL17 8DZ
3 Bed - House - Semi-Detached
Offers In The Region Of £120,000

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Robinsons are delighted to present to the market this beautifully maintained three-bedroom semi-detached family home, complete with the added benefit of a larger-than-average garage. Situated on a popular residential development, the property is ideally located within walking distance of local primary schools, Ferryhill Leisure Centre, and just a short stroll from the marketplace, where a wider range of amenities can be found. Early viewing is highly recommended to avoid disappointment.

This impressive home boasts easy-to-maintain gardens, well-proportioned bedrooms, a generous garage, and a stunning kitchen and bathroom. Tastefully decorated throughout, it offers a fantastic opportunity for a variety of buyers, including first-time purchasers.

In brief, the property comprises: an inviting entrance hallway, a spacious lounge, a separate dining room, and a modern, well-appointed kitchen fitted with a range of base units. A useful conservatory completes the ground floor accommodation. To the first floor, there is a well-sized landing leading to three bedrooms and a stylish fitted bathroom. Externally, the front of the property offers a good-sized enclosed garden, while to the rear there is a block-paved patio area providing access to the larger-than-average garage.

Early viewing is strongly advised to fully appreciate what this property has to offer.

EPC Rating: D
Council Tax Band: A

Hallway
Quality flooring, radiator, stairs to first floor, Upvc window, storage cupboard.

Lounge
12'4 x 12'6 + bay (3.76m x 3.81m + bay)
Wood effect flooring, gas fire and surround, Upvc bay window.

Dining room
9'2 x 9'0 (2.79m x 2.74m)
Radiator, wood effect flooring, access to conservatory.

Kitchen
9'4 x 9'1 (2.84m x 2.77m)
Stunning White wall and base units, integrated oven, hob, microwave, fridge freezer, extractor fan, plumbed for washing machine, stylish sink with mixer tap and drainer, Corian worktops with matching splash backs, splash backs, quality flooring, Upvc window, spot lights.

Conservatory
19 x 9'2 (5.79m x 2.79m)
French doors leading to rear, access to garage.

Landing
Quality flooring, airing cupboard, loft access via pull down ladder.

Bedroom One
13'1 x 9'8 (3.99m x 2.95m)
Large range of fitted wardrobes and draws, Upvc window, radiator, quality flooring.

Bedroom Two
12'8 x 8'6 max points (3.86m x 2.59m max points)
Upvc window, radiator, quality flooring,

Bedroom Three
8'6 x 7'8 (2.59m x 2.34m)

Bathroom
White panelled bath with shower over, wash hand basin, w/c, tiled splash backs, chrome towel radiator, Upvc window, extractor fan, spot lights.

Externally
To the front elevation is a good sized enclosed garden, while to the rear there is a block paved patio which gives access to a larger than average garage

Garage
19'5 x 10 max points (5.92m x 3.05m max points)
Electric Door, Upvc windows, power points and lighting.

Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1,708.78 p.a
Tenure: Freehold

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
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Good
Estimated Broadband Download speeds – 10000 Mpbs
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 –no
Rights & Easements – None known, check with seller
Flood risk – Very low
Coastal Erosion – NA
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 – any alterations or conversions etc.
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.

Please Note - All services and appliances have not been & will not be tested by the seller prior to completion

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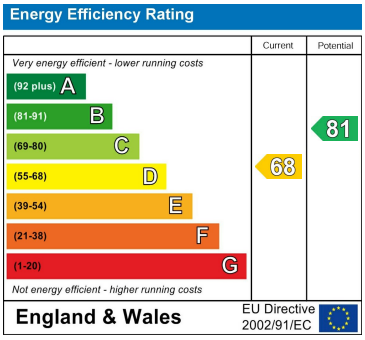

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