



Aidens Walk, Ferryhill, DL17 8RD
4 Bed - House - Detached
£205,000

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Robinsons are delighted to offer to the market this well presented extended four bedroom detached family home, situated on the popular and sought-after location of Aiden's Walk, Ferryhill. The property is ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment. This stunning home has an endless amount of benefits and some of its key features are; spacious lounge, beautiful white large kitchen, off road parking and good sized easy to maintain garden. In our opinion the property would be a perfect purchase for any first time buyer or growing family, giving all of the above.

In brief the property comprise of; entrance hallway, ground floor W/C, large open plan lounge / dining room, which gives access to the lovely sunroom extension and good sized kitchen / breakfast room. To the first floor is four good sized bedrooms with master having the added bonus of fitted wardrobes and En-suite, the family bathroom is also located to the first floor. Externally to the front elevation there is an easy to maintain garden and driveway which leads to a garage. While to the rear there is a pleasant garden and patio which enjoys views to the side of the property.

EPC Rating D
Council Tax Band C

Hallway

Radiator, stairs to the first floor.

W/C

Fully tiled, w/c, wash hand basin, hand towel radiator, uPVC window.

Lounge/Diner

21'1 x 11'1 (6.43m x 3.38m)

UPVC window, radiator, gas fire and surround, French doors leading to the sun room.

Sun Room

10'1 x 10'0 max points (3.07m x 3.05m max points)

UPVC windows, access to the rear garden.

Kitchen/Breakfast Room

17'1 x 9'8 (5.21m x 2.95m)

Modern white wall and base units, integrated oven, hob, extractor fan, plumed for washing machine, uPVC window, tiled splashbacks, uPVC window, space for dining table, stainless steel sink with mixer tap and drainer, access to the garage, large storage cupboard.

Landing

Loft access.

Bedroom One

13'5 x 11'5 max points (4.09m x 3.48m max points)

UPVC window, radiator, fitted wardrobes.

En-suite

Shower cubicle, wash hand basin, w/c, half tiled, hand towel radiator, uPVC window.

Bedroom Two

10'3 x 7'9 (3.12m x 2.36m)

UPVC window, radiator, fitted wardrobes.

Bedroom Three

13'5 x 6'7 (4.09m x 2.01m)

UPVC window, radiator, fitted wardrobes.

Bedroom Four

7'1 x 7'4 (2.16m x 2.24m)

UPVC window, radiator.

Bathroom

7'0 x 5'5 (2.13m x 1.65m)

Panelled bath with shower over, wash hand basin, w/c, hand towel radiator, uPVC window, fully tiled.

Externally

To the front elevation, there is a easy to maintain garden and driveway which leads to the garage. Whilst to the rear, there is a private pleasant garden which enjoys some beautiful views.

Garage

16'5 x 8'5 (5.00m x 2.57m)

Power and Lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

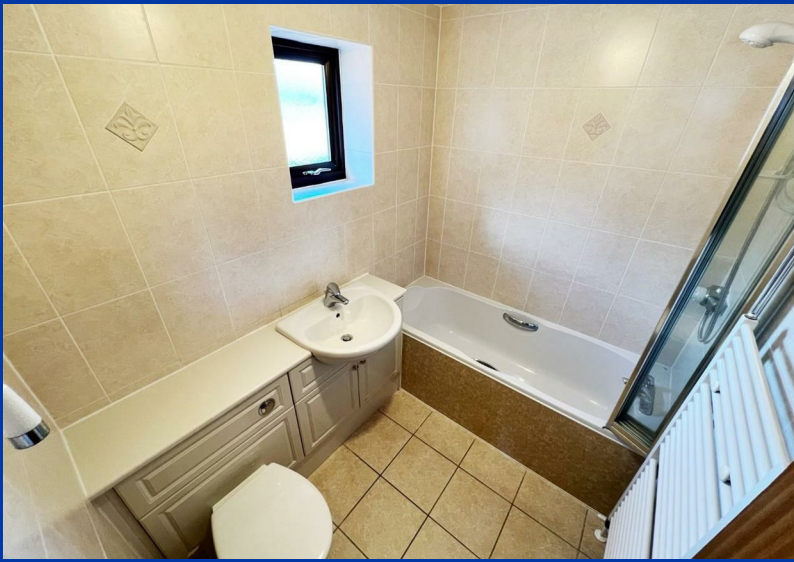
Mobile Signal/Coverage: Good to Average depending on provider

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,073.51 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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