



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

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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 an 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	87		(81-91) B		
(69-80) C			(69-80) C		
(55-64) D			(55-64) D		
(39-54) E	66		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A Old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DL16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS