Wood Lane, Ferryhill, DL17 8QG

4 Bed - House - Semi-Detached

£179,950

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Robinsons are delighted to present to the market this rare opportunity to acquire a deceptively spacious and extended FOUR BEDROOM SEMI DETACHED FAMILY HOME, pleasantly situated within a popular residential development on the outskirts of Ferryhill. Ideally positioned for commuters, the property offers excellent access to the A1(M), A19 and other major transport links, whilst also being within easy reach of local schools, shops and everyday amenities.

Offering generous and versatile living accommodation throughout, this impressive home is perfectly suited to a variety of purchasers, particularly growing families seeking additional space.

The accommodation briefly comprises of an ENTRANCE HALLWAY, spacious and inviting LOUNGE featuring an attractive fireplace, SEPARATE DINING ROOM ideal for family meals and entertaining, FITTED KITCHEN and a CONSERVATORY overlooking the rear garden. To the first floor are FOUR WELL PROPORTIONED BEDROOMS and a FAMILY BATHROOM.

Externally, the property boasts GARDENS to both the front and rear, with the rear garden providing an excellent outdoor space to relax and enjoy the beautiful surrounding views. A good-sized DRIVEWAY offers AMPLE OFF ROAD PARKING which leads to the attached GARAGE.

Properties of this size and calibre rarely come to the market, and with its desirable location, generous accommodation and excellent outdoor space, early viewing is highly recommended to avoid disappointment.

EPC Rating: To Be Confirmed
Council Tax Band: To Be Confirmed

Entrance Hallway

Lounge
16'7x12'2 (5.05mx3.71m)
With gas fire and surround, stairs leading to first floor, central heating radiator and upvc bay window.

Dining Room
10'8x8'9 (3.25mx2.67m)
With central heating radiator and access to conservatory.

Kitchen
10'4x7'9 (3.15mx2.36m)
Fitted with a modern range of wall and base units, sink unit with mixer tap & drainer, tiled splash backs, integrated oven, hob, extractor fan, integrated fridge, plumbing for an automatic washing machine, storage cupboard and upvc window.

Conservatory
11'4x10'4 (3.45mx3.15m)
With central heating radiator, upvc windows and french doors leading to rear.

First Floor

Landing
With central heating radiator and access to loft space.

Bedroom 1
17'1x9'9 (5.21mx2.97m)
With central heating radiator and upvc window.

Bedroom 3
10'8x9'9 (3.25mx2.97m)
With central heating radiator, storage cupboard and upvc window.

Bedroom 2
13'3x9'9 (4.04mx2.97m)
Fitted wardrobes, central heating radiator and upvc window.

Bedroom 4
10'x6'4 (3.05mx1.93m)
With central heating radiator, storage cupboard and upvc window.

Bathroom/WC
Three piece suite comprising panelled bath with shower over, wash hand basin, wc, tiled splash backs, central heating radiator and upvc window.

Externally
To the front elevation is an easy to maintain garden and driveway which leads to the garage. To the rear there is a good sized enclosed garden with patio area.

Garage
17'9x10'3 (5.41mx3.12m)
Fitted with a range of wall and base units, power points, lighting and upvc window.

Agents Notes
Council Tax: Durham County Council, Band B
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 – Electric
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 – no
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 £42 inc. VAT per individual purchaser applies for carrying out these checks.

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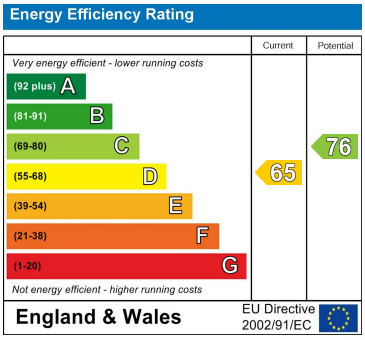

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RICS

ARLA Association of Residential Letting Agents

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