Church Lane, Ferryhill, DL17 8LP

3 Bed - House - End Terrace

£115,000

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Robinsons are pleased to offer for sale with no onward chain this truly one of kind, larger than average three bedroom end of terraced family home, which is located on Church Lane a sought after residential area, this lovely family home is also only a short walk from Ferryhill Town Centre, where are there a range of shopping and leisure facilities together with regular bus services to the surrounding areas. This large family home has a endless amount of benefits and some of its key features are, spacious lounge, three good sized bedrooms, new kitchen, large bathroom and LARGE GARAGE to rear.

In brief property comprises of; entrance, hallway, spacious lounge, separate dining room, kitchen, to the first floor is a good sized landing and three spacious bedrooms and the huge family bathroom. Externally to the rear is a easy to maintain enclosed yard, which also gives access to the garage. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating D
Council Tax Band A

Hallway
Wood effect flooring, radiator, stairs to the first floor, storage cupboard.

Lounge
19'6 x 13'4 max points (5.94m x 4.06m max points)
Tastefully decorated, uPVC bay window, radiator.

Dining Room
14'3 x 13'2 max points (4.34m x 4.01m max points)
UPVC window, radiator.

Kitchen
12'0 x 10'3 max points (3.66m x 3.12m max points)
Modern white wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for washing machine, space for fridge freezer, uPVC window, access to rear.

Landing
Quality flooring, radiator, uPVC window.

Bedroom One
14'3 x 13'2 max points (4.34m x 4.01m max points)
UPVC window, radiator, new floor coverings, loft access and the owner has informed us that the loft is big enough to be converted to an extra bedroom.

Bedroom Two
16'5 x 11'4 max points (5.00m x 3.45m max points)
UPVC bay window, radiator, new floor coverings.

Bedroom Three
10'5 x 7'7 (3.18m x 2.31m)
UPVC window, radiator, new floor coverings.

Bathroom
12'1 x 8'8 (3.68m x 2.64m)
Large panelled bath, double shower cubicle, wash hand basin, w/c, storage cupboard, airing cupboard.

Externally
To the rear, there is a easy to maintain enclosed yard which gives rear access to the garage.

Garage
17'3 x 9'2 (5.26m x 2.79m)
Power and lighting and new roof.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: The owner has informed us, that the property is wired for fibre broadband
Mobile Signal/Coverage: Ultra-fast 9000Mbps
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,629.71 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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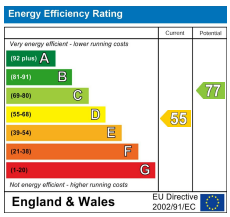

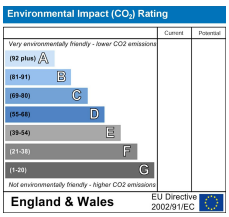

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RICS

ARLA Association of Residential Letting Agents

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