

Brancepeth Road, Ferryhill, DL17 8QR
2 Bed - House - End Terrace
Reduced £84,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

ATTENTION FIRST TIME BUYERS!

Robinsons are delighted to offer to the market this stylish and well maintained two bedroom end terraced home, this comfortable property is located on this popular residential development being within walking distance to local primary schools, Ferryhill leisure centre and only a short walk to the market place where a wider range of amenities can be found. Early viewing is advised to avoid any disappointment. This stunning home benefits from; stylish kitchen & stunning bathrooms, quality floor coverings and tastefully decorated throughout. There is a garden to the front elevation and large enclosed garden to the rear, making this a great purchase for numerous buyers including first time buyers.

In brief the property comprises of; entrance hallway with stylish wood effect flooring with large storage cupboard and access to the first floor, lounge which overlooks the beautiful rear garden, modern kitchen with a range of wall and base units, to the first floor is a nice sized landing area which gives access to two large bedrooms and stylish four piece family bathroom. Externally to the rear of the property is a well maintained and enclosed garden with useful brick store and garden to the front elevation. Again, early viewing is advised to avoid any disappointment.

EPC Rating E
Council Tax Band A

Entrance Hallway

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

Lounge

11'2 x 11'6 (3.40m x 3.51m)

Stylish flooring, uPVC window, radiator.

Kitchen

11'5 x 11'1 (3.48m x 3.38m)

Stylish wall and base units, electric oven point, ceramic tiles, stainless steel sink with mixer tap and drainer, wood effect flooring, plumbed for washer, space for fixture and fittings, spotlight's, radiator, space for dining room table, uPVC window.

Landing

Quality floor covers, loft access via pull down ladder.

Bedroom One

17'8 x 9'6 (5.38m x 2.90m)

Quality floor covers, uPVC window x2, radiator, storage cupboard.

Bedroom Two

13'0 x 11'4 (3.96m x 3.45m)

Quality floor covers, radiator.

Bathroom

Stunning four piece suite with white panelled bath, shower cubicle, uPVC window, stylish flooring, chrome towel rail, spotlights, tiled splashbacks.

Externally

To the front elevation, there is a pleasant garden and to the rear, there is a large garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 71Mbps *

Mobile Signal/Coverage: Good

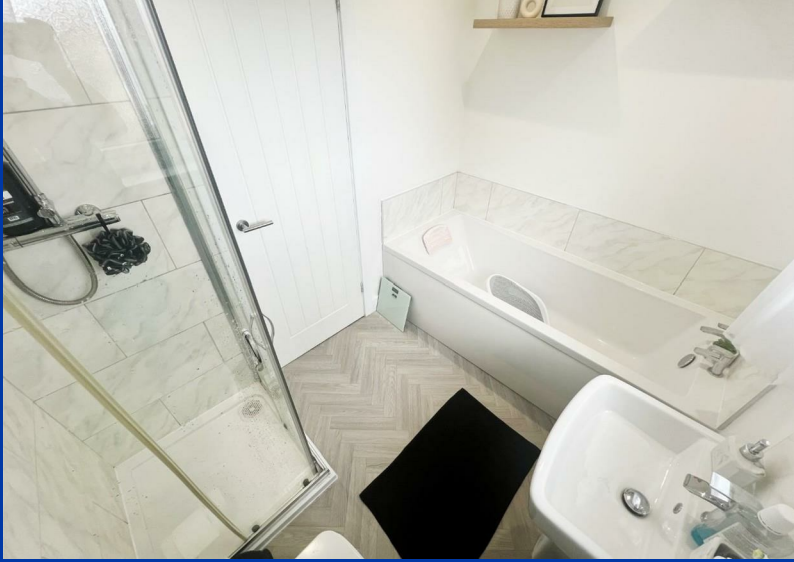
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,629.71 p.a

Energy Rating: E

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

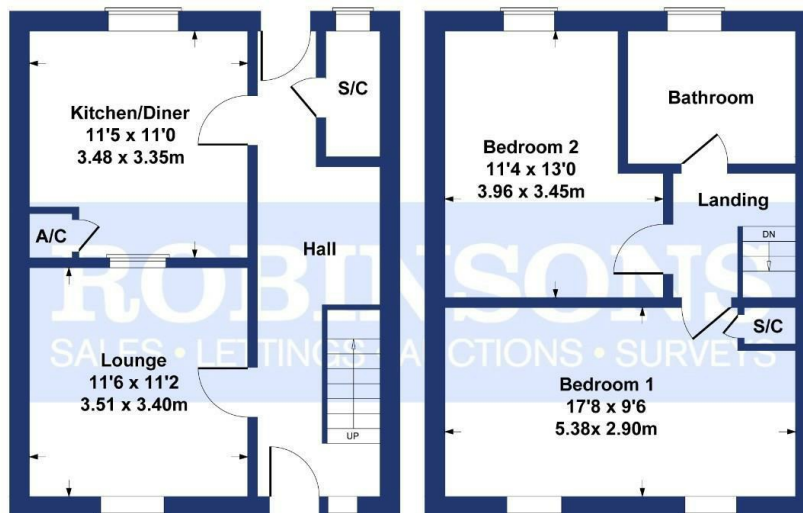
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Brancepeth Road

Approximate Gross Internal Area
827 sq ft - 77 sq m



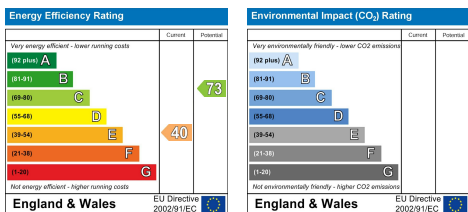
GROUND FLOOR

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. 2024



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@robinsonscs.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
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk