



**Windsor Avenue, Ferryhill, DL17 8JG**  
**3 Bed - House - Mid Terrace**  
**Offers Over £65,000**

**ROBINSONS**  
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Robinsons are pleased to offer to the market this larger than average three bedroom terraced family home, which is located on Windsor Avenue, a sought after residential area, this lovely family home is also only a short walk from Ferryhill Town Centre, where there are a range of shopping and leisure facilities together with regular bus services to the surrounding areas. This large family home has an endless amount of benefits and some of its key features are, spacious lounge, separate dining room, three good sized bedrooms, large bathroom, an easy to maintain rear patio along with off road parking.

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

£1,000 Legal fee contribution is also offered to the prospective buyer.

EPC Rating C  
Council Tax Band A

**Hallway**  
Quality flooring, stairs to first floor.

**Lounge**  
**11'7 x 11'5 max points (3.53m x 3.48m max points)**  
Stylish flooring, storage cupboard. radiator and uPVC window,

**Dining Room**  
**11'5 x 10'1 + bay (3.48m x 3.07m + bay )**  
Stylish flooring, radiator and uPVC bay window.

**Kitchen**  
**11'5 x 9'0 (3.48m x 2.74m)**  
Wall and base units, stainless steel sink unit with mixer tap, tiled splashbacks, integrated oven, hob, extractor fan, plumbing for washing machine, space for fridge freezer, stylish flooring and uPVC window.

**Landing**  
Storage cupboard, loft access via pulldown ladder.

**Bedroom One**  
**11'6 x 9'3 (3.51m x 2.82m)**  
radiator, UPVC window with pleasant outlook.

**Bedroom Two**  
**10'3 x 8'8 (3.12m x 2.64m)**  
radiator and UPVC window,

### **Bedroom Three**

**7'0 x 6'0 (2.13m x 1.83m)**  
radiator and UPVC window,

### **Bathroom**

**7'6 x 8'9 (2.29m x 2.67m)**  
Panelled bath with shower over, wash hand basin, W/C, tiled splashbacks, radiator and UPVC window,

### **Externally**

To the front elevation is an easy to maintain forecourt. While to the rear there is an enclosed garden.

### **Agent Notes**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Super-fast 34Mbps  
Mobile Signal/Coverage: Good  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,708.78 p.a  
Energy Rating: C

**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.



