



**Windsor Avenue, Ferryhill, DL17 8JG**  
**3 Bed - House - Terraced**  
**£115,000**

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Robinsons are pleased to offer for 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, gas central heating, NO CHAIN, spacious lounge with open fire, well presented open plan kitchen / dining room, three good sized bedrooms, large bathroom and easy to maintain rear patio/garden and garage.

An ideal opportunity for the family to acquire this well proportioned home which briefly comprises: welcoming entrance hallway with stairs to the first floor, spacious lounge with stunning open fire & bay window to the front elevation, an open-plan kitchen / diner with a range of fitted units & access to the rear garden. The first floor landing provides access to three bedrooms & family bathroom with modern white four piece suite. Externally, the property enjoys an enclosed garden to the rear with garden shed. We highly recommend thorough internal inspection in order to fully appreciate the space, layout & standard of this impressive property available.

Council Tax Band - A  
Energy Rating - B

\*Please note that photos were taken in 2022\*

### Entrance Hallway

Solid wood effect flooring, uPVC window, radiator, storage cupboard, stairs to the first floor.

### Lounge

12'4 x 10'8 (3.76m x 3.25m )

Solid wood flooring, radiator, uPVC bay window, feature fire and surround.

### Open Plan Kitchen/Diner

18'7 x 16'5 max points (5.66m x 5.00m max points)

Solid wall and base units, belfast sink with mixer tap, integrated oven, hob, plumbed for washing machine, tiled splashbacks, radiator, space for fridge freezer, space for dining room table, uPVC window, french doors leading to rear, solid wood flooring, feature fire and surround.

### Landing

Radiator, loft access.

### Bedroom One

14'5 x 12'4 max points (4.39m x 3.76m max points)

UPVC bay window, radiator, feature fire and surround.

### Bedroom Two

12'4 x 11'5 max points (3.76m x 3.48m max points)

Fitted wardrobes, radiator, uPVC window.

### Bedroom Three

8'4 x 6'9 max points (2.54m x 2.06m max points)

UPVC window, radiator.

### Bathroom

Free standing bath, separate shower cubicle, wash hand basin, W/C, quality flooring, uPVC window, feature radiator.

### Externally

To the front elevation is an easy to maintain garden which, with the correct planning permission, would make a brilliant driveway. While to the rear, there is an easy to maintain garden and useful garage.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband:

Mobile Signal:

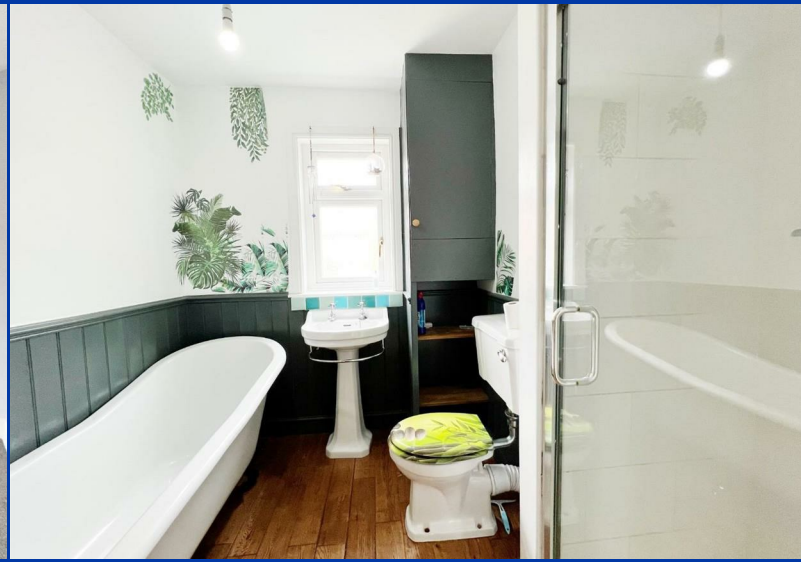
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,708.78

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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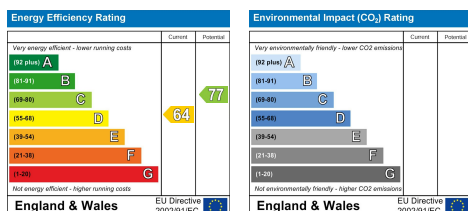
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