



Thirlmere Road, Ferryhill, DL17 8HA
3 Bed - House - Semi-Detached
£79,950

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Robinsons are pleased to offer to the market this spacious three bedroom semi-detached property, which is offered to the market with no onward chain. This perfect family home is conveniently located for access to nearby Ferryhill marketplace and local amenities and in our opinion would be an ideal purchase for the first-time buyer and buy to let investors. The property benefits from OFF ROAD PARKING, LARGE GARDEN, WELL PRESENTED KITCHEN UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; entrance hall, lounge, separate dining room, fitted kitchen with integrated appliances, ground floor W/C. While to the first floor there is three good sized bedrooms and family bathroom. Externally to the front elevation is a easy to maintain garden and driveway, while to the rear there is a enclosed garden which would be fantastic for any grown family.

EPC Rating tbc
Council Tax Band A

Hallway

Radiator, uPVC window, stairs to first floor.

Lounge

14'8 x 12'0 max points (4.47m x 3.66m max points)
UPVC window, radiator.

Dining Room

13'3 x 8'8 max points (4.04m x 2.64m max points)
UPVC window, radiator.

Kitchen

20'8 x 6'6 max points (6.30m x 1.98m max points)
Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, uPVC window, radiator, tiled splashbacks.

W/C

W/C, wash hand basin, hand towel radiator.

Landing

Access to bedrooms and bathroom.

Bedroom One

12'2 x 11'9 max points (3.71m x 3.58m max points)
UPVC window, radiator, wood effect flooring, loft access.

Bedroom Two

13'5 x 9'0 max points (4.09m x 2.74m max points)
UPVC window, radiator, wood effect flooring.

Bedroom Three

14'8 x 9'1 max points (4.47m x 2.77m max points)
UPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, W/C, separate shower cubicle, uPVC window, radiator.

Externally

To the front elevation is a good sized garden and double driveway. While to the rear there is an easy to maintain patio and enclosed garden with the added bonus of a breeze block storage shed.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal/Coverage:
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,629.71 p.a
Energy Rating: TBC

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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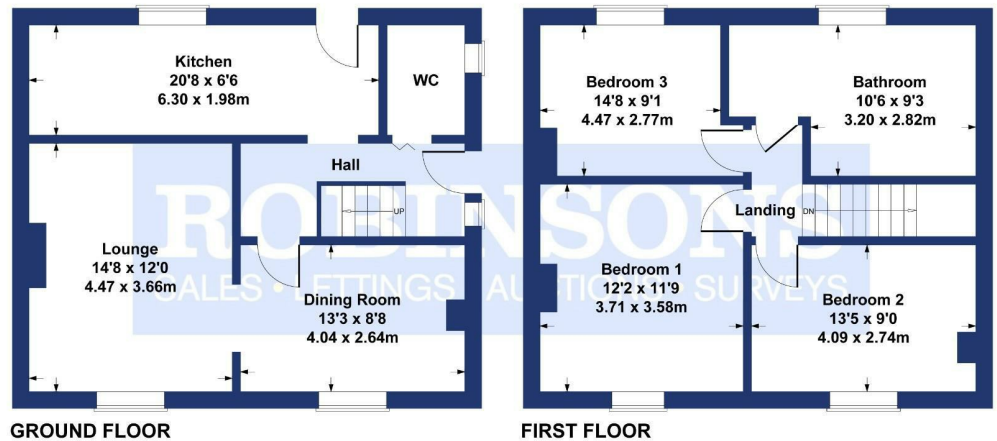
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Strategic Marketing Plan

Dedicated Property Manager

Thirlmere

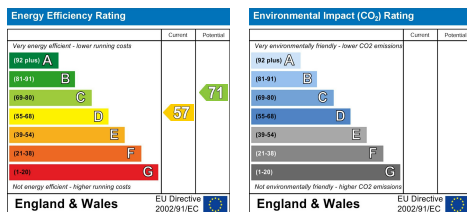
Approximate Gross Internal Area
1116 sq ft - 104 sq m



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. 2025



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