



Kensington Gardens, Ferryhill, DL17 8LU
4 Bed - House - Terraced
Asking Price £195,000

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Kensington Gardens Ferryhill, DL17 8LU

Robinsons are delighted to bring to the market this attractive and spacious four-bedroom terraced family home, ideally situated within a short walking distance of local shops, Ferryhill Market Place, and excellent bus routes. The property is also conveniently located for well-regarded schools, making it perfectly suited to family living. For commuters, the home offers superb access to Durham City, Darlington, and Teesside, with the A1 and A19 both easily accessible, providing strong transport links across the region.

Properties of this size and quality are rarely available on the open market, and early viewing is highly recommended to fully appreciate the generous accommodation on offer. This impressive home is a true credit to its current owner and boasts a range of standout features, including four well-proportioned bedrooms, a versatile loft room, a modern combination boiler, a spacious kitchen, an extensive garden, and a garage located to the rear.

Internally, the property briefly comprises an inviting entrance hallway, a spacious lounge, and a separate dining room which flows seamlessly into the well-presented kitchen, creating an ideal space for both everyday living and entertaining. To the first floor, there are four good-sized bedrooms and a modern family bathroom, with the landing also providing access to a useful and versatile loft room.

Externally, the property benefits from a long and generous garden to the front, while to the rear there is an easy-to-maintain yard and seating area, which provides access to the garage.

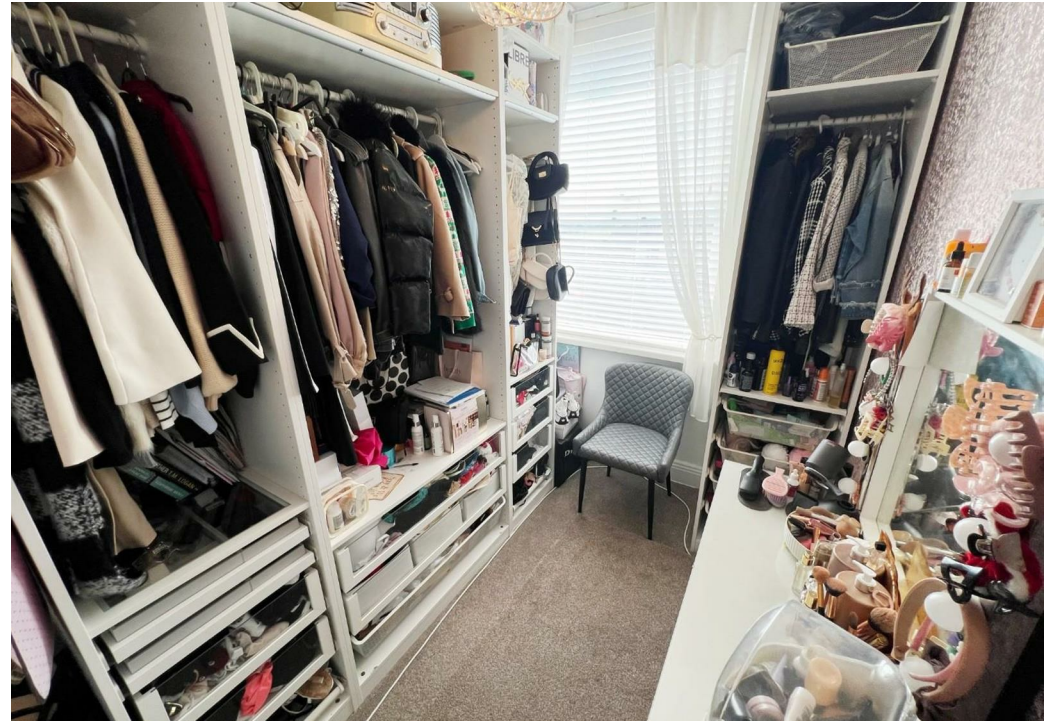
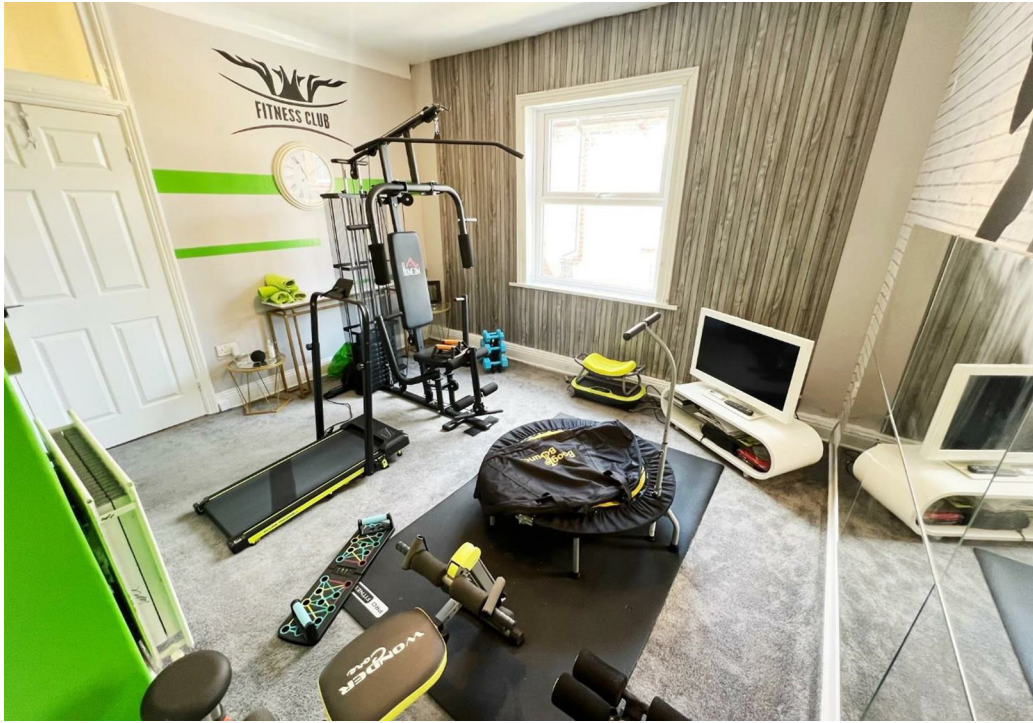
EPC Rating: TBC

Council Tax Band: B











Vestibule

Access to hallway.

Hallway

Radiator.

Lounge

14'9 x 13'1 + bay (4.50m x 3.99m + bay)

Quality flooring, uPVC bay window, gas fire and surround.

Dining Room

14'8 x 13'6 max points (4.47m x 4.11m max points)

Stylish fire and surround, French doors leading to the rear.

Kitchen

21'1 x 11'8 max points (6.43m x 3.56m max points)

Solid oak wall and base units, integrated fridge freezer, 8 range oven, plumbed for washing machine and dryer, stainless steel sink with mixer tap and drainer, radiator, uPVC window, tiled splashbacks, spot lights, radiator, storage cupboard, access to the rear.

Landing

Radiator, stairs to the second floor.

Bedroom One

16'3 x 13'1 max points (4.95m x 3.99m max points)

Fitted wardrobes, quality flooring, radiator, uPVC bay window.

Bedroom Two

13'6 x 13'2 max points (4.11m x 4.01m max points)

UPVC window, radiator.

Bedroom Three

12'9 x 11'8 max points (3.89m x 3.56m max points)

UPVC window, radiator.

Bedroom Four

9'6 x 6'5 (2.90m x 1.96m)

UPVC window, radiator.

Family Bathroom

Large white panelled bath, separate shower cubicle, wash hand basin, w/c, uPVC window, chrome towel radiator, uPVC windows.

Second Floor Landing

Sky light.

Loft Room

20'0 x 17'3 max points (6.10m x 5.26m max points)

Velux windows, radiator, wood effect flooring.

Externally

To the front elevation, there is a large enclosed garden. While to the rear, there is a easy to maintain yard and garden which gives access to the garage.

Agents Notes

Council Tax Band B

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – Yes, not yet granted or underway. Any questions please ask the Robinsons team.

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal



Kensington Gardens

Approximate Gross Internal Area
2045 sq ft - 190 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. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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