

Witton Road, Ferryhill, DL17 8QE
3 Bed - House - Semi-Detached
£119,950

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Robinsons are delighted to offer to the market this rare opportunity to acquire this DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE which is situated on a popular residential development on the edge of Ferryhill, the property is also ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment. This spacious home should suit a variety of purchasers including the growing family and first time buyers, the property benefits from ample living space, OFF ROAD PARKING, Garage, large rear garden with beautiful outlook, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly comprises of: - ENTRANCE, PORCH, SPACIOUS LOUNGE with feature fire surround, SEPARATE DINING ROOM / SITTING ROOM, KITCHEN, Whilst to the first floor THREE WELL PROPORTIONED BEDROOMS, and FAMILY BATHROOM. Externally the property enjoys FRONT AND REAR GARDENS as well as GOOD SIZED DRIVEWAY PROVIDING OFF ROAD PARKING & LEADS TO A REAR GARAGE. Again early viewings advised to avoid any disappointment, and in more detail the accommodation comprises of:-

EPC Rating D
Council Tax Band B

Porch

Wood effect flooring and access to lounge.

Lounge

16'6 x12'8 (5.03m x3.86m)

uPVC window, radiator and gas fire with surround.

Dining Room/Sitting Room

18'2x8'9 (5.54mx2.67m)

Radiator and uPVC window with a beautiful outlook.

Kitchen

9'9x7'2 (2.97mx2.18m)

Wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splashbacks, electric cooker point, plumbed for washing machine, tiled flooring and uPVC window.

Rear Hall

Side access.

W/C

WC, wash hand basin, radiator, uPVC window and storage cupboard.

Landing

uPVC window and loft access.

Bedroom 1

10'7x9'9 (3.23mx2.97m)

Fitted wardrobes, radiator, uPVC window with a beautiful outlook.

Bedroom 2

13'3x9'4 (4.04mx2.84m)

Fitted wardrobe, radiator and uPVC window.

Bedroom 3

10'1x6'4 (3.07mx1.93m)

Storage cupboard, radiator and uPVC window.

Bathroom

Panelled bath with shower over, wash hand basin, tiled surrounds, W/C, radiator and uPVC window.

Externally

To the front elevation is an easy to maintain pebbled garden and driveway which leads to a garage. Whilst to the rear there is a good sized enclosed garden and patio which enjoys a stunning outlook and would be a fantastic area for entertaining in the summer months.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 60Mbps *

Mobile Signal: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B

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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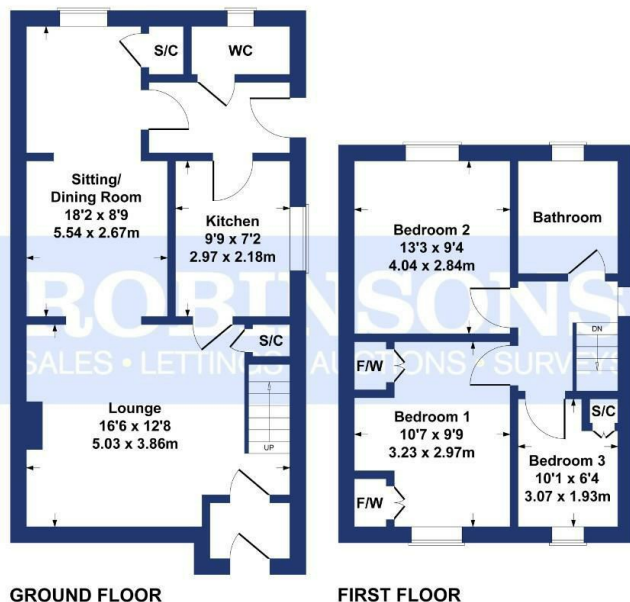
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Witton Road
Approximate Gross Internal Area
905 sq ft - 94 sq m



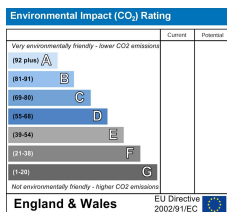
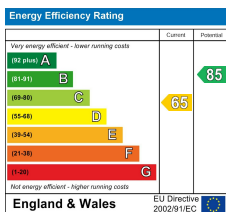
GROUND FLOOR

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.

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