





Raby Road, Ferryhill, DL17 8DT

3 Bed - House - Semi-Detached

£135,000

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Situated on Raby Road in the charming town of Ferryhill, this beautifully presented three-bedroom semi-detached family home is a true gem. The property boasts a stunning kitchen and a modern bathroom, making it an ideal choice for families seeking both style and comfort.

Location is paramount, and this residence certainly does not disappoint. Just a short stroll away, residents can explore Ferryhill Town Centre, which offers a delightful array of shopping and leisure facilities. The area is well-served by regular bus services, ensuring easy access to surrounding locales and enhancing the convenience of daily life.

Inside, the property features a spacious lounge that welcomes you with warmth and light. The garage has been cleverly converted, providing a large utility room and an expansive playroom, perfect for family activities or as a versatile space for hobbies.

The larger than average enclosed garden at the rear is a standout feature, offering a private oasis for relaxation and outdoor entertaining. The patio area is ideal for summer barbecues or simply enjoying a quiet evening under the stars.

This semi-detached home is not just a property; it is a wonderful opportunity for families looking to settle in a vibrant community. With its modern amenities, spacious layout, and prime location, this home is sure to attract interest. Do not miss the chance to make it your own.

EPC Rating E
Council Tax Band B

Hallway
Radiator, stairs to first floor.

W/C
W/C, wash hand basin, feature radiator, Upvc window.

Lounge
17'9 x 10'9 (5.41m x 3.28m)
Upvc window, radiator, quality flooring, French doors leading to rear, electric fire and surround

Kitchen / Dining room.
17'9 x 14'0 (5.41m x 4.27m)
Morden white wall & base units, integrated oven, hob, feature extractor fan, space for fridge/freezer, stylish sink with drainer and mixer tap, Upvc window, radiator, quality flooring, spot lights, tiled splash backs, space for dining room table

Utility room
12'4 x 9'9 (3.76m x 2.97m)
Plumbed for washing machine, space for dryer, Upvc window, radiator.

Playroom
18'4 x 13'4 (5.59m x 4.06m)
Radiator, airing cupboard.

Landing
Upvc window, radiator, loft access.

Bedroom One
11'8 x 10'6 (3.56m x 3.20m)
Upvc window with lovely outlook, radiator, large fitted wardrobe.

Bedroom Two
10'9 x 9'2 (3.28m x 2.79m)
Storage cupboard, Upvc window, radiator, quality flooring.

Bedroom Three
8'4 x7'9 (2.54m x2.36m)
Upvc window, radiator, quality flooring,

Bathroom
White panelled bath with shower over, W/C, wash hand basin, Upvc Window, chrome towel radiator, tiled splash backs.

Externally
To the front elevation is a enclosed garden and double driveway, while to the rear there is a larger than average enclosed garden and patio.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Ultra-fast 10000Mbps *
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band B £
Energy Rating: E

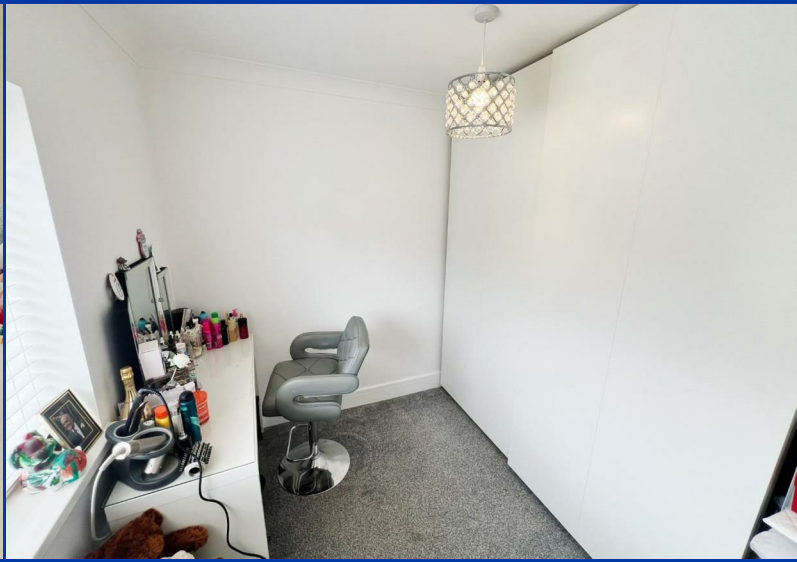
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.











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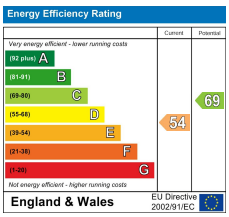

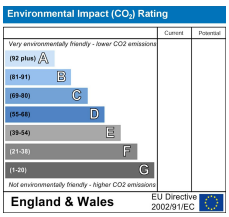

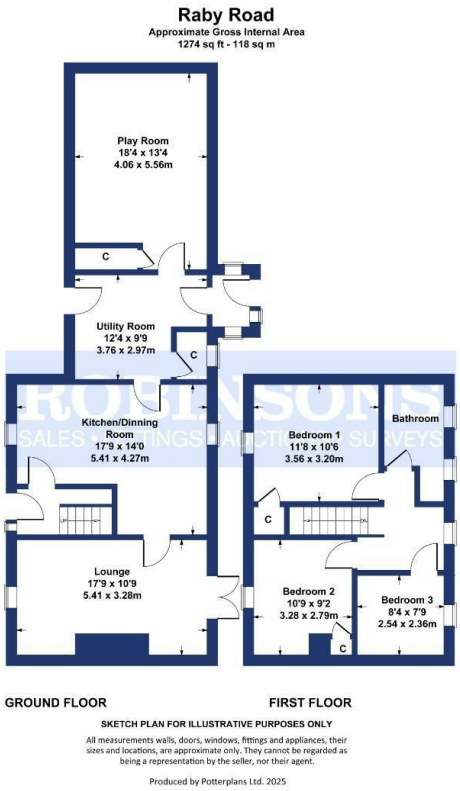

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