

Brancepeth Road, Ferryhill, DL17 8ED
2 Bed - House - Semi-Detached
£75,000

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Robinsons are delighted to offer to the market with no onward chain, this well presented two bedroom semi-detached property. We feel this lovely home would be perfect for a first time buyer or property investor. Early viewings are advised to avoid any disappointment. The property lies within the sought after area of Brancepeth Road, being within a short walk of Ferryhill marketplace, local shops, schools and amenities and been well placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region.

In brief the property comprises of; entrance hallway, large lounge/dining room, well presented kitchen, which give access to a useful utility room. To the first floor, there is two bedrooms, which are good sized double bedrooms and family bathroom. Externally to the front elevation there is a good size garden. While to the rear, there is another nice sized garden. Given all of the above Robinsons highly recommend internal inspection to avoid any disappointment.

EPC Rating E
Council Tax Band A

Hallway

Wood effect flooring, radiator, uPVC window.

Lounge/Diner

19'7 x 10'7 (5.97m x 3.23m)

Dual aspect uPVC windows, gas fire and surround.

Kitchen

11'4 x 7'4 (3.45m x 2.24m)

Well presented wall and base units, stainless steel sink with drainer, tiled splashbacks, radiator, uPVC window, breakfast bar, electric cooker point, extractor fan, wood effect flooring, space for fridge freezer.

Utility Room

8'6 x 5'8 (2.59m x 1.73m)

Base units, stainless steel sink with drainer, plumbed for washing machine, space for drainer, uPVC window.

Landing

UPVC window, loft access via pull down ladder (which has power and is mostly boarded).

Bedroom One

17'1 x 9'3 max points (5.21m x 2.82m max points)

UPVC windows, radiator, storage cupboard.

Bedroom Two

10'2 x 10'0 (3.10m x 3.05m)

UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, w/c, radiator, uPVC window, tiled splashbacks, spotlights, extractor fan.

Externally

To the front elevation, there is a good sized garden which over looks a garden area. While to the rear, there is a pleasant and well presented garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 80Mbps

Mobile Signal/Coverage: Good

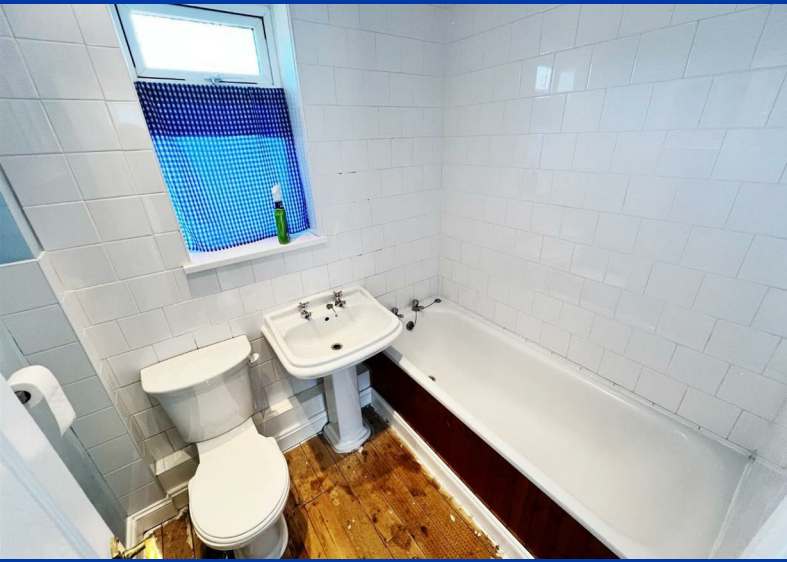
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,629.71p.a

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 appropriate authorities. Robinsons cannot accept liability for any information provided.



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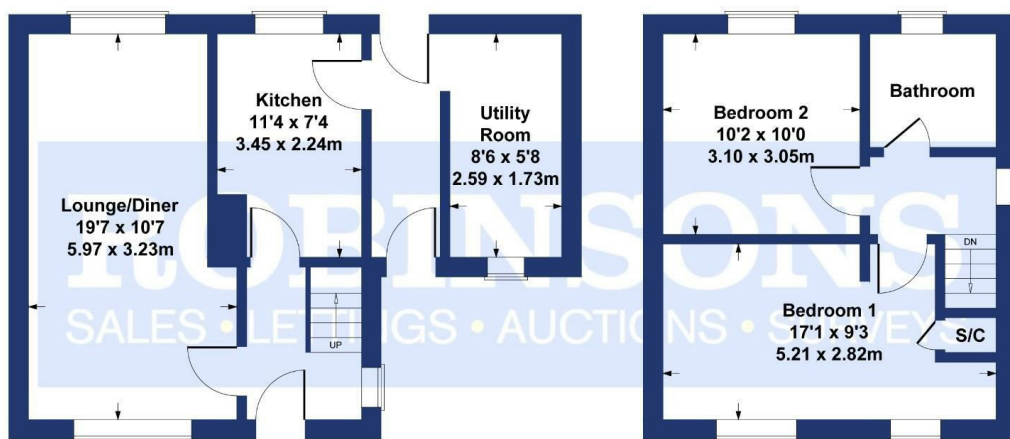
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Brancepeth Road

Approximate Gross Internal Area
778 sq ft - 72 sq m



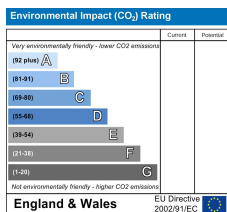
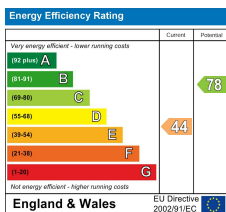
GROUND FLOOR

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.

Produced by Potterplans Ltd. 2024



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