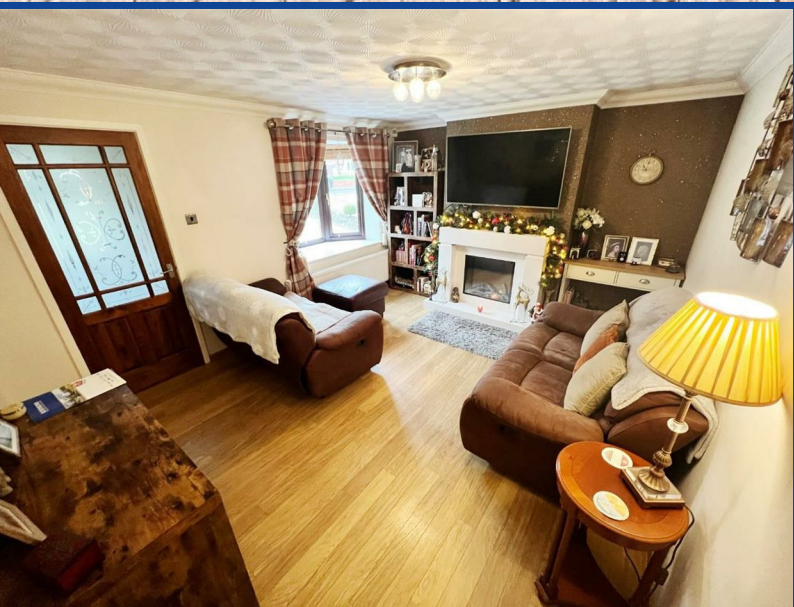




Ramsay Drive, Ferryhill, DL17 8PX
3 Bed - House - Semi-Detached
Reduced £148,950

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Robinsons are pleased to offer to the market a superb opportunity to acquire what must be one of the most attractive THREE BEDROOMED SEMI DETACHED PROPERTY on this popular residential development and being within a short walk of all local amenities. This most attractive home which is of a very high standard must be viewed internally to be fully appreciated. Benefiting from recently fitted GAS CENTRAL HEATING boiler, UPVC DOUBLE GLAZING, CONSERVATORY EXTENTION, PLEASANT GARDEN, OFF ROAD PARKING, GARAGE.

The property briefly comprises ENTRANCE VESTIBULE, LOUNGE with modern electric fire and surround, open plan KITCHEN/DINING ROOM with patio doors leading to the SPACIOUS conservatory which overlooking well kept gardens. To the first floor there are THREE BEDROOMS, master having the added bonus of a range of modern quality built in wardrobes and recently fitted MODERN STYLE SHOWER ROOM/WC. Externally to the front elevation is a large block paved driveway suitable for multiple vehicles which leads to the rear GARAGE and good sized garden and stylish patio area. Properties in this area rarely come available and given all of the above early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band C

Entrance hall

Double glazed entrance door to the front elevation, double glazed window to the side elevation, attractive tiled flooring, ceiling coving and B.T point

Lounge

14'2" x 11'4" (4.32 x 3.45)

Double glazed bow window to the front elevation, attractive wall mounted fire place incorporating a living flame electric fire, T.V point, central heating radiator, wood effect flooring and ceiling coving.

Kitchen / Dining Room

14'2" x 11'10" (4.32 x 3.61)

Double glazed window to the rear elevation, excellent range of floor, wall and drawer units with contrasting work surfaces, stainless steel sink unit with mixer tap, integrated oven and fridge freezer, plumbing for an automatic washing machine, T.V point, central heating radiator, ceiling coving, staircase giving access to the first floor, built-in under stairs storage cupboard and double glazed patio doors to the rear elevation leading to the conservatory.

Conservatory

13'0" x 7'0" (3.96 x 2.13)

Double glazed windows to the rear and side elevations overlooking the rear gardens, spotlights to the ceiling, wood effect laminate flooring. T.V point, central heating radiator, double glazed entrance door leading to the rear garden

Landing

Double glazed window to the side elevation and loft access.

Bedroom One

11'6" x 8'4" (3.51 x 2.54)

Double glazed window to the front elevation, excellent range of quality fitted wardrobes, T.V point, central heating radiator and ceiling coving

Bedroom Two

8'8" x 9'10" (2.64 x 3.00)

Double glazed window to the rear elevation, built-in wardrobe, central heating radiator and ceiling coving

Bedroom Three

8'10" x 5'8" (2.69 x 1.73)

Double glazed window to the front elevation, central heating radiator, wood effect laminate flooring and ceiling coving.

Bathroom

Walk in shower cubicle, wash hand basin, w/c, uPVC window, spotlights, extractor fan.

Externally

To the front elevation, there is a easy to maintain garden and block paved driveway. To the rear, there is a easy to maintain garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£2,172.97 p.a

Energy Rating: C

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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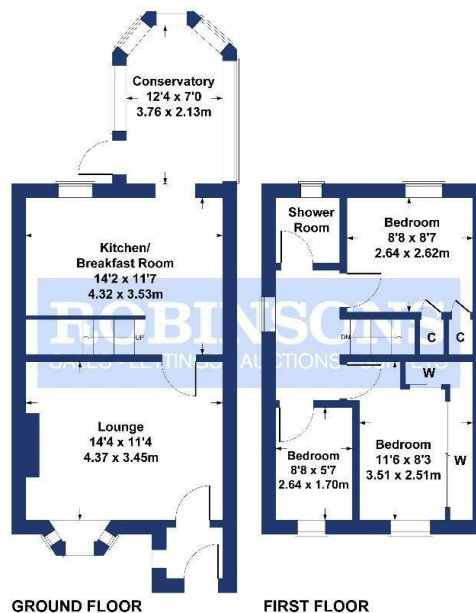
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ramsay Drive
Approximate Gross Internal Area
779 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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		69	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		68	89

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