





The Villas, Ferryhill, DL17 8NT
6 Bed - House - End Terrace
Asking Price £225,000

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Beautifully presented six-bedroom family home situated on The Villas in Ferryhill, retaining a wealth of original character features, including statement fireplaces and hardwood flooring. The property offers spacious and versatile accommodation across three floors, complemented by generous front and side gardens, a conservatory and gated rear courtyard providing off-street parking.

The ground floor comprises an entrance hall, spacious living room with feature open fireplace and bow window, fitted kitchen/diner with solid wood units, Belfast sink and wood-burning stove, versatile study, large conservatory overlooking the garden and separate utility room.

The first floor offers a generous master bedroom with built-in wardrobes, two further double bedrooms and a family bathroom. The second floor provides three additional bedrooms, including two doubles and a single, alongside a modern shower room with double walk-in shower.

Externally, the property benefits from substantial lawned gardens to the front and side, with a large enclosed, gated courtyard to the rear offering convenient off-street parking.

Ideally positioned close to Ferryhill's local amenities, including shops, supermarkets, cafés and schools, with the wider facilities of Bishop Auckland and Durham nearby. Excellent transport links include easy access to the A1(M) for journeys both north and south, as well as an extensive local public transport network, making this an ideal home for families and commuters alike.

Hallway
Radiator, stairs to 1st floor, UPVC window

Lounge
15'11 x 14'9 (4.85m x 4.50m)
Radiator, UPVC bay window, stunning open fire & surround

Study
11'8 x 10'2 (3.56m x 3.10m)
Radiator, UPVC windows

Kitchen/ diner
16'0 x 15'1 (4.88m x 4.60m)
Wall & base units, Belfast sink with mixer tap, tiled splash backs, UPVC window, extractor fan, space for range oven with gas port, space for fridge freezer

Utility room
6'6 x 6'6 (1.98m x 1.98m)
Base units, stainless steel sink with mixer tap & drainer, tiled splash backs, plumbed for washing machine, space for tumble dryer

Conservatory
19'5 x 13'11 (5.92m x 4.24m)
UPVC window, radiator

Landing
Radiator, UPVC window, large storage cupboard

Bedroom one
14'9 x 12'1 (4.50m x 3.68m)
UPVC bay window, fitted wardrobes, radiator, original open fire

Bedroom two
15'10 x 13'5 (4.83m x 4.09m)
UPVC window, radiator

Bedroom 3
10'5 x 10'2 (3.18m x 3.10m)
UPVC window, radiator

Bathroom
Large panelled bath, wash hand basin, w/c, UPVC window, Tiled splash backs, airing cupboard

2nd floor landing
UPVC window, radiator, loft access

Bedroom 4
15'5 x 12'1 (4.70m x 3.68m)
UPVC window, radiator

Bedroom 5
13'11 x 13'1 (4.24m x 3.99m)
UPVC window, radiator

Bedroom 6
10'5 x 6'2 (3.18m x 1.88m)
Velux window, radiator

Shower room
10'5 x 6'6 (3.18m x 1.98m)
Large walk in shower, wash hand basin, w/c, velux window, tiled flooring & splash backs, radiator

Externally
To the front elevation is an easy to maintain garden/forecourt which leads to a side garden which wraps around the side of the property, this leads to a rear yard which can be used for off road parking. The property also benefits from a brick stone & bomb shelter

Agent notes
Council Tax: Durham County Council, Band C
Tenure: Freehold
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 – yes
Probate – NA
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 – yes
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 representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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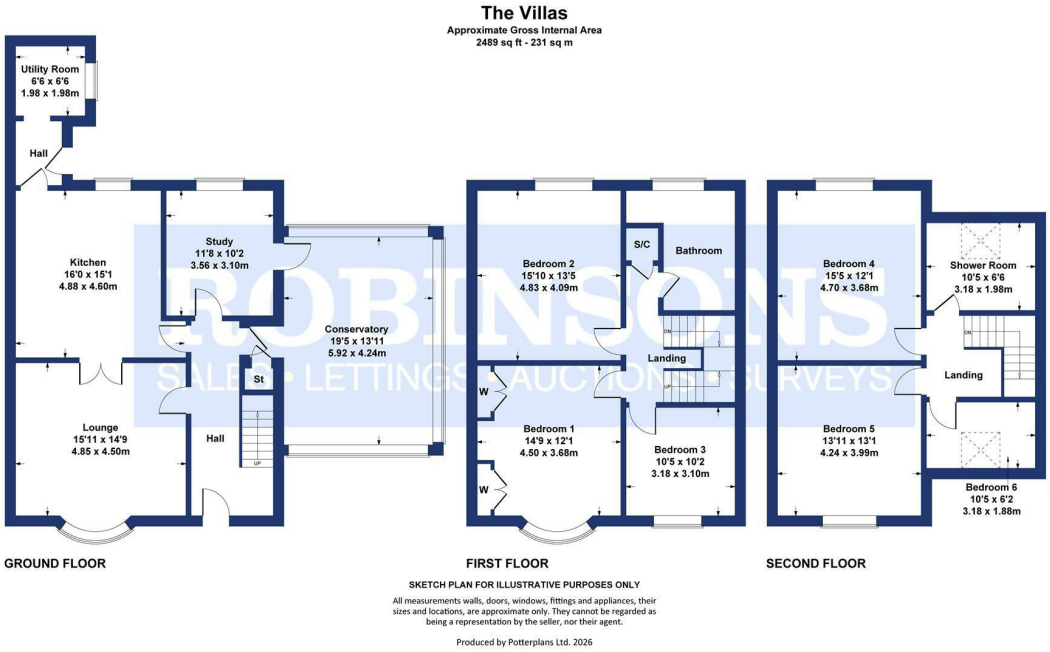
Surveys and EPCs

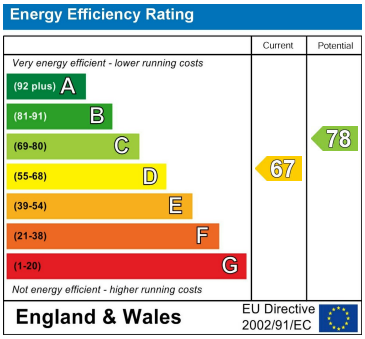
Property Auctions

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Strategic Marketing Plan

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