

**Hylton Road, Ferryhill, DL17 8QP**  
**3 Bed - House - Mid Terrace**  
**Reduced £74,950**

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Robinsons are delighted to offer to the market this well maintained three bedroom terraced home. This comfortable property is located on a popular residential development, being within walking distance to local primary schools, Ferryhill leisure centre and only a short walk to the market place where an wider range amenities can be found. Early viewing is advised to avoid any disappointment. This perfect starter / Buy to let property benefits from fitted kitchen with integrated appliances & first floor bathroom, three good sized bedrooms and tastefully decorated throughout. There is a garden to the front elevation, which overlooks a pleasant green. To the rear, there is a easy to maintain block paved patio, making this a great purchase for numerous buyers including first time buyers.

In brief the property comprises of; ENTRANCE HALLWAY, spacious LOUNGE, KITCHEN/BREAKFAST ROOM and CLOAKROOM W/C. whilst to the first floor THREE BEDROOMS and FAMILY BATHROOM. Externally the property has gardens to the front and rear which are easy to maintain enclosed patio. Again, early viewing is advised to avoid any disappointment.

EPC Rating D  
Council Tax Band A

**Hallway**  
Wood effect flooring, radiator, storage cupboard.

**Lounge**  
**12'9 x 11'6 (3.89m x 3.51m)**  
Wood effect flooring, radiator, uPVC window.

**W/C**  
W/C, chrome towel radiator, wash hand basin, uPVC window.

**Kitchen/Diner**  
**12'0 x 11'5 (3.66m x 3.48m)**  
Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, radiator, tiled flooring, space for fridge freezer, plumbed for washing machine and dishwasher, space for dryer and dining room table.

**Landing**  
Loft access, airing cupboard.

**Bedroom One**  
**13'0 x 11'6 (3.96m x 3.51m)**  
UPVC window, radiator, lovely outlook.

**Bedroom Two**  
**12'5 x 9'1 (3.78m x 2.77m)**  
UPVC window, radiator, space for fitted wardrobes, storage cupboard.

### Bedroom Three

**8'1 x 7'1 (2.46m x 2.16m)**  
UPVC window, radiator, storage cupboard.

### Bathroom

White panelled bath with shower over, wash hand basin, w/c, uPVC window, radiator, spotlights.

### Externally

To the front elevation, there is an enclosed garden to the rear.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-Fast 67 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

£1,555.13 p.a

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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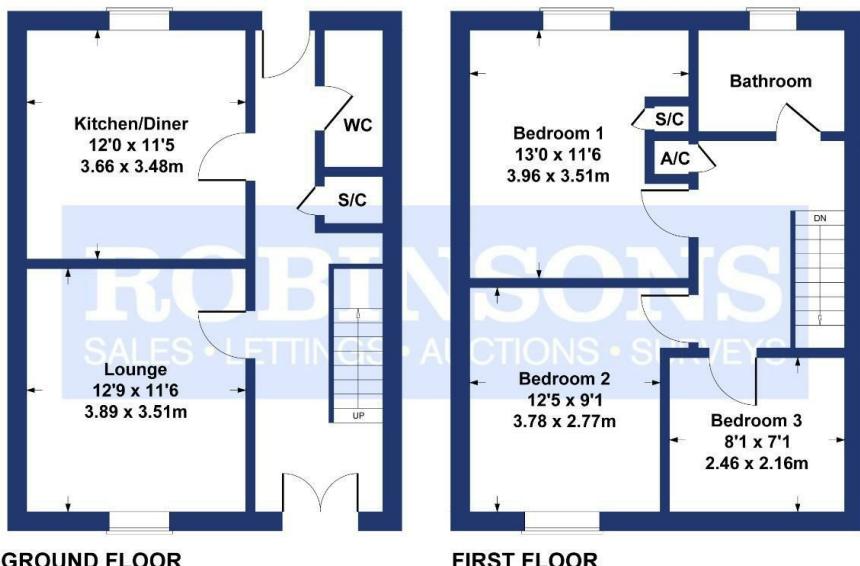
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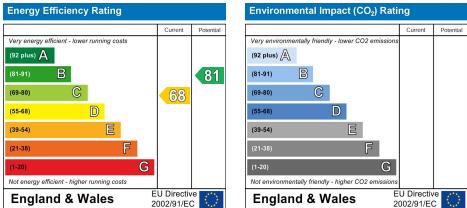
**Hylton Road**  
Approximate Gross Internal Area  
969 sq ft - 90 sq m



#### 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. 2023



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