



Elm Road, Ferryhill, DL17 8DG
2 Bed - House - Semi-Detached
£95,000

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Robinsons are delighted to offer to the market this well presented two-bedroom semi-detached property. In our opinion, this lovely home would be a perfect buy for any first time buyer or property investor. The property lies in the heart of Ferryhill being within walking distance to local shops, schools and amenities, ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. The A1 and A19 which are approximately a ten minute drive away, provides good transport links to other parts of the region.

THE FLOORPLAN BRIEFLY COMPRISES OF: ENTRANCE HALLWAY, spacious LOUNGE with stunning brick fire surround, OPEN PLAN MODERN KITCHEN/DINER, to the first floor is TWO DOUBLE BEDROOMS and well presented BATHROOM. Externally to the front elevation there is an easy to maintain garden and double driveway, while to the rear there is a easy to maintain garden.

EPC Rating TBC
Council Tax Band A

Hall

Stylish flooring, radiator, stairs to the first floor.

Lounge

14'9 x 11'9 max points (4.50m x 3.58m max points)
Stylish flooring, radiator, uPVC window, stunning fire surround, storage cupboard.

Kitchen/Diner

18'3 x 7'2 (5.56m x 2.18m)
Modern wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for fridge freezer and dining room table, uPVC window, spotlights, French doors leading to the rear.

Landing

Quality flooring, uPVC window.

Bedroom One

15'0 x 11'0 max points (4.57m x 3.35m max points)
UPVC window, radiator, storage cupboard, fitted wardrobes.

Bedroom Two

11'7 x 8'5 (3.53m x 2.57m)
Tastefully decorated, uPVC window, radiator, loft access.

Bathroom

Panelled bath with the shower over, wash hand basin, chrome towel radiator, w/c, uPVC window.

Externally

To the front elevation, there is a easy to maintain garden and double driveway which leads to the rear enclosed easy to maintain garden.

Agent Notes

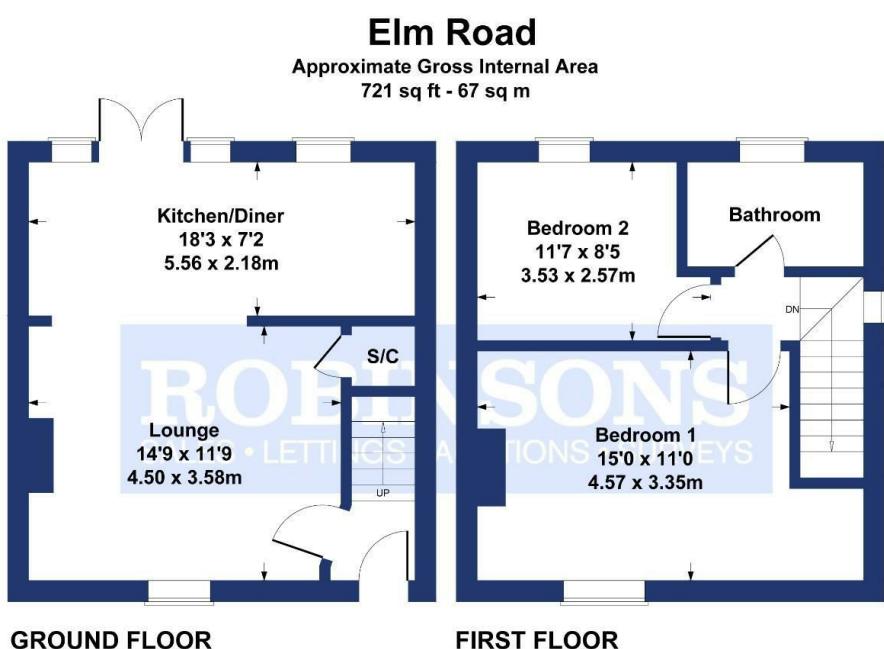
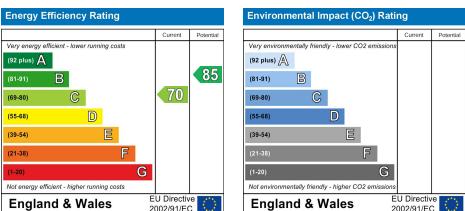
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 9000Mbps *
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,629.71 p.a
Energy Rating: TBC

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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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.

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