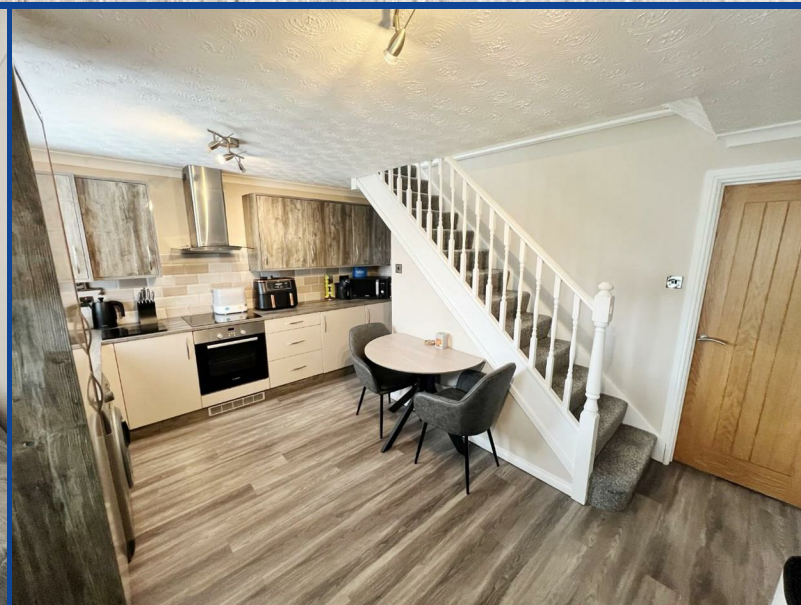
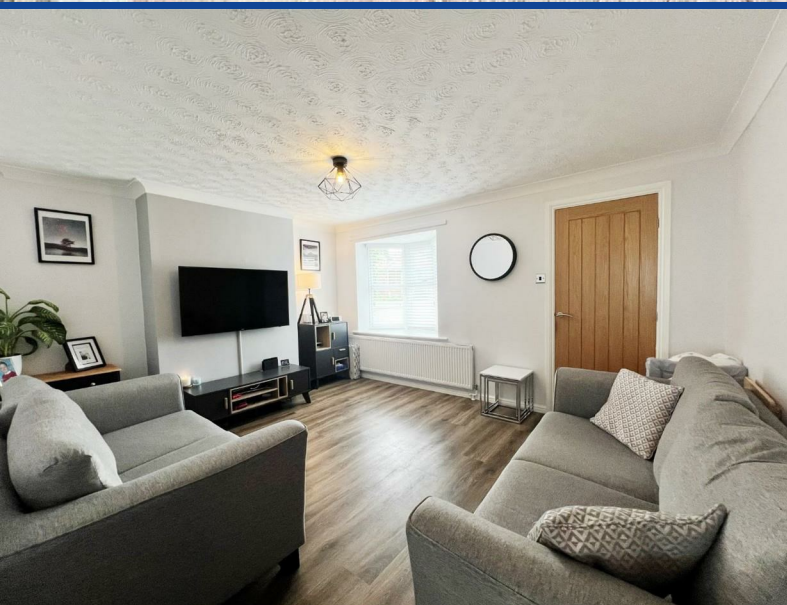




Ramsay Drive, Ferryhill, DL17 8PX
3 Bed - House - Semi-Detached
Offers Over £150,000

ROBINSONS
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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 GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, SUNROOM EXTENTION, PLEASANT GARDEN, OFF ROAD PARKING.

The property briefly comprises of; - ENTRANCE VESTIBULE, LOUNGE, open plan KITCHEN/DINING ROOM with patio doors leading to the sunroom, SPACIOUS SUNROOM overlooking well-kept gardens. To the first floor there are THREE BEDROOMS, two with a range of modern quality built in wardrobes and MODERN STYLE BATHROOM/WC. Externally to the front elevation is a large block paved driveway suitable for multiple vehicles, while to the rear there is a 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 D
Council Tax Band B

Externally

To the front elevation is a double driveway, whilst to the rear there is a lovely sized garden & stunning patio.

Entrance Porch

uPVC window, alarm, access to lounge.

Lounge

14'0 x 11'3 (4.27m x 3.43m)

Tastefully decorated, wood effect flooring, radiator, uPVC window.

Sunroom

13'2 x 8'1 (4.01m x 2.46m)

Wood effect flooring, french doors leading to rear garden, electric heater.

Kitchen

11'7 x 14'0 (3.53m x 4.27m)

Ultra modern wall & base units, integrated fridge freezer, oven, hob & extractor fan. Plumbed for washing machine, tiled splash backs, wood effect flooring, stainless steel sink with mixer tap & drainer, radiator, uPVC window, space for dining room table, storage cupboard with power.

Landing

UPVC window, loft access which is half boarded.

Bedroom One

11'6 x 8'1 (3.51m x 2.46m)

UPVC window, radiator, fitted wardrobe.

Bedroom Two

9'7 x 8'6 (2.92m x 2.59m)

UPVC window, radiator, storage cupboards.

Bedroom Three

8'8 x 5'7 (2.64m x 1.70m)

UPVC window, radiator, tastefully decorated.

Bathroom

Recently fitted suite which includes, white panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, uPVC window.

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 - Approx. £xxxx 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.



OUR SERVICES

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Surveys and EPCs

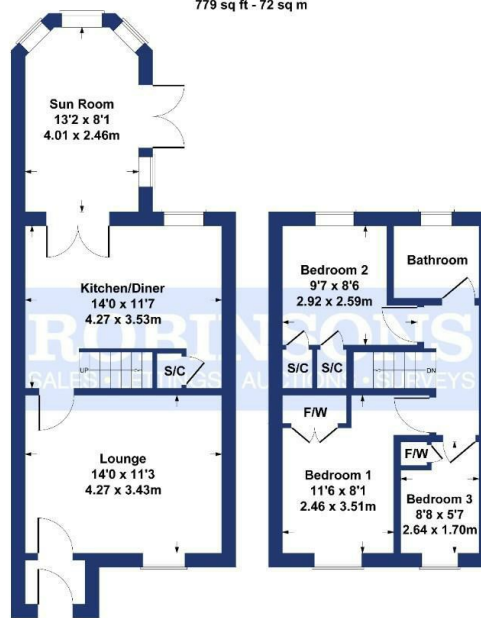
Property Auctions

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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
105-120 kWh/m²/yr	A	
81-104 kWh/m²/yr	B	
61-80 kWh/m²/yr	C	
41-60 kWh/m²/yr	D	
21-40 kWh/m²/yr	E	
1-20 kWh/m²/yr	F	
Not energy efficient - higher running costs	G	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
105-120 g/m²/yr	A	
81-104 g/m²/yr	B	
61-80 g/m²/yr	C	
41-60 g/m²/yr	D	
21-40 g/m²/yr	E	
1-20 g/m²/yr	F	
Not environmentally friendly - higher CO ₂ emissions	G	
England & Wales		EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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