

Dunning Road, Ferryhill, DL17 8HN
3 Bed - House - Terraced
Reduced £74,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

We offer to the market this recently refurbished spacious three bedroom mid terraced property which is located within a stones throw from Ferryhill Market Place, local shops and amenities. Conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside and bus routes are literally on the doorstep. This beautiful property would suit a variety of purchasers from the PROPERTY INVESTOR to the FIRST TIME BUYER.

The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. The property briefly comprises of ENTRANCE, hallway, lounge with bay window, separate dining room, stunning kitchen, and beautiful new bathroom, whilst to the first floor three good sized bedrooms. Externally there is a YARD. In more detail the accommodation comprises of

EPC Rating D
Council Tax Band A

Hallway

Wood effect flooring, radiator, stairs to first floor.

Lounge

12'2 x 12'1 + bay (3.71m x 3.68m + bay)

Wood effect flooring, uPVC bay window, gas fire and surround.

Dining Room

13'4 x 12'2 max points (4.06m x 3.71m max points)

UPVC window, radiator, storage cupboard.

Kitchen

9'8 x 6'8 (2.95m x 2.03m)

Modern white wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stylish sink with mixer tap and drainer, uPVC window, storage cupboard.

Inner Hall

Plumbed for washing machine, access to rear.

Bathroom

7'4 x 6'7 (2.24m x 2.01m)

White panelled bath with shower over, wash hand basin, W/C, fully tiled, radiator, uPVC window.

Landing

Storage cupboard, uPVC window, loft access new floor coverings.

Bedroom One

13'4 x 10'0 max points (4.06m x 3.05m max points)

New floor covering, uPVC window, radiator.

Bedroom Two

12'2 x 9'7 (3.71m x 2.92m)

New floor covering, uPVC window, radiator.

Bedroom Three

9'1 x 5'6 (2.77m x 1.68m)

New floor covering, uPVC window, radiator.

Externally

To the rear there is an enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps

Mobile Signal: Good

Tenure: Freehold

Council Tax: Durham County Council, Band: A approx.

£1,708.78 pa

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

Mortgage Advice

Conveyancing

Surveys and EPCs

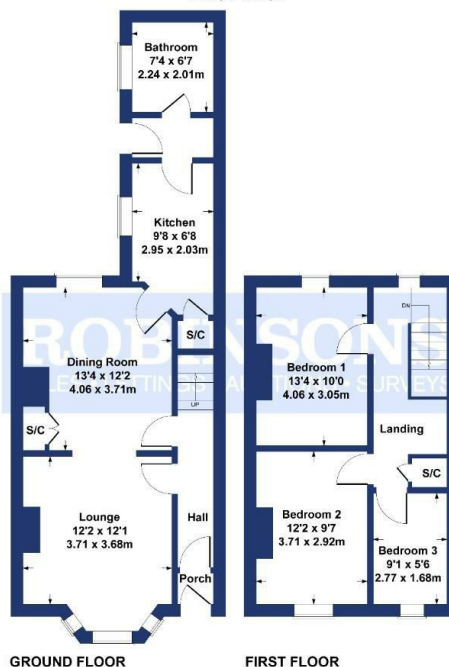
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

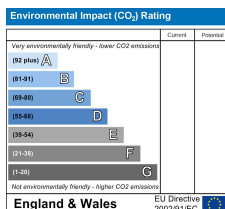
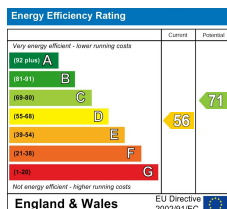
Dunning Road
Approximate Gross Internal Area
965 sq ft - 90 sq m



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. 2025



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk