



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

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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.



