

Raby Road, DL17 8DZ
3 Bed - House - Semi-Detached
Offers Over £90,000

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Robinsons are delighted to offer to the market with no onward chain, this three bedroom semi-detached property. We feel this lovely home would be perfect for a first time buyer or property investor. Early viewings are advised to avoid any disappointment. The property lies within the sought after area of Raby Road, being within a short walk of Ferryhill marketplace, local shops, schools and amenities and been well placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region.

In brief the property comprises of; entrance hallway, large lounge / dining, modern white kitchen. To the first floor, there is three bedrooms, two of which are good sized double bedrooms and Bathroom shower room. Externally to the front elevation there is a good size garden. While to the rear, there is another nice sized garden. Given all of the above Robinsons highly recommend internal inspection to avoid any disappointment.

EPC Rating D
Council Tax Band A

Hallway.

Wood effect flooring, radiator, Upvc window, stairs to the first floor

Lounge / Dining room

19'7 x 10'7 (5.97m x 3.23m)

Dual aspect Upvc windows, radiators, space for dining room table.

Kitchen

11'3 x 7'4 (3.43m x 2.24m)

White Wall and base units, stainless steel sink with drainer and mixer tap, tiled splash backs, space for under counter fridge and freezer, plumbed for washing machine, Upvc window, electric cooker point.

Landing

Upvc window, loft access.

Bedroom One.

9'3 x 9'4 (2.82m x 2.84m)

Upvc window, radiator

Bedroom Two

10'8 x 10'0 max points (3.25m x 3.05m max points)

Upvc window, radiator

Bedroom Three

9'6 x 7'4 max points (2.90m x 2.24m max points)

Upvc window, radiator, built in bed.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, tiled splash backs, Upvc window, chrome towel radiator.

Externally

To the front elevation is a easy to maintain garden, while to the rear there is a good sized garden which has been pebbled for easy maintenance.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1,708.78 p.a

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Good

Estimated Broadband Download speeds – 10000 Mbps

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate –NA

Rights & Easements – None known, check with seller

Flood risk – Very low

Coastal Erosion – NA

Protected Trees – check with seller

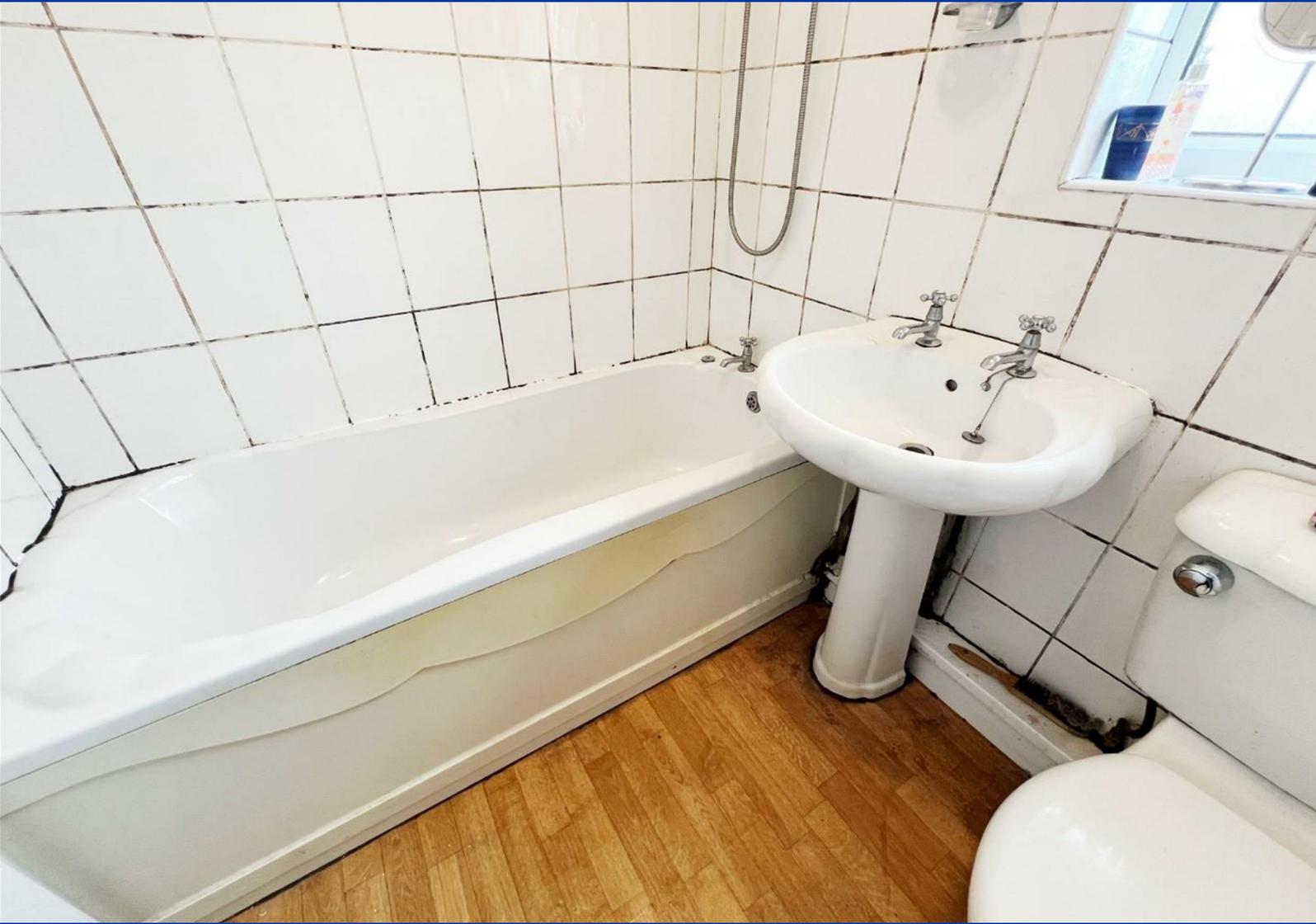
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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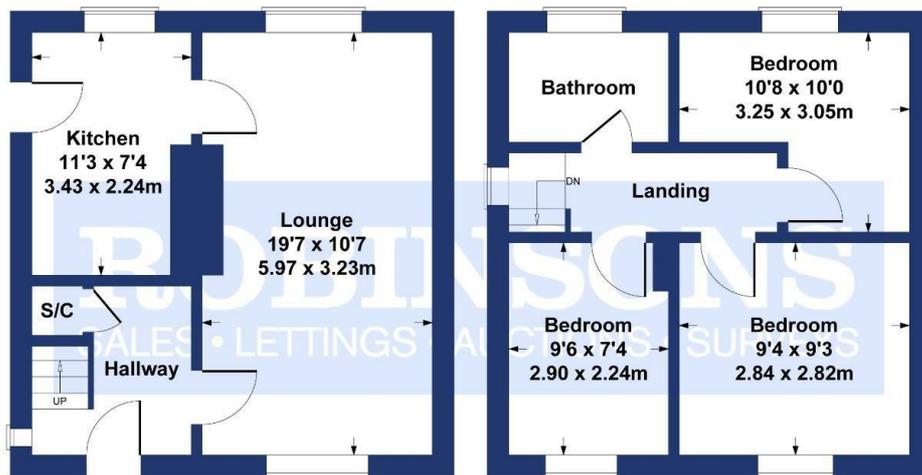
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Raby Road

Approximate Gross Internal Area
721 sq ft - 67 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	73
(39-54) E	64
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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.

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



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