



North Street, Ferryhill, DL17 8HX  
5 Bed - House - Detached  
Starting Bid £225,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# North Street Ferryhill, DL17 8HX

For sale by Modern Method of Auction: Starting Bid Price £235,000 Plus Reservation Fee.

Robinsons along with I Am Sold are delighted to offer to the market with this deceptively spacious FIVE bedroom detached family home. The property is presented immaculate decorative order throughout, this property is centrally located in Ferryhill with the market place and local amenities very close by. Bus routes provide access to local towns and cities including Spennymoor and Durham, the A1 & A19 is also in close proximity. This stunning home has an endless amount of benefits and some of its key features are; stunning views, off road parking, double garage, lovely enclosed garden, large lounge, modern kitchen and bathroom, outhouse housing hot tub, larger than average bedrooms making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment. The property benefits from; UPVC DOUBLE GLAZING, GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM, GOOD SIZED LOUNGE with French doors, SEPERATE DINING ROOM, ATTRACTIVE FITTED KITCHEN and UTILITY ROOM. Whilst to the first floor THREE BEDROOMS, MASTER with EN-SUITE and DRESSING ROOM and BATHROOM and to the second floor TWO BEDROOMS and SHOWER ROOM. Externally to the front elevation the property enjoys off street parking for multiple vehicles and double garage, while to the rear there is a beautiful, enclosed gardens and patio with countryside views, as well as an outhouse housing a hot tub. In more detail the accommodation comprises of;

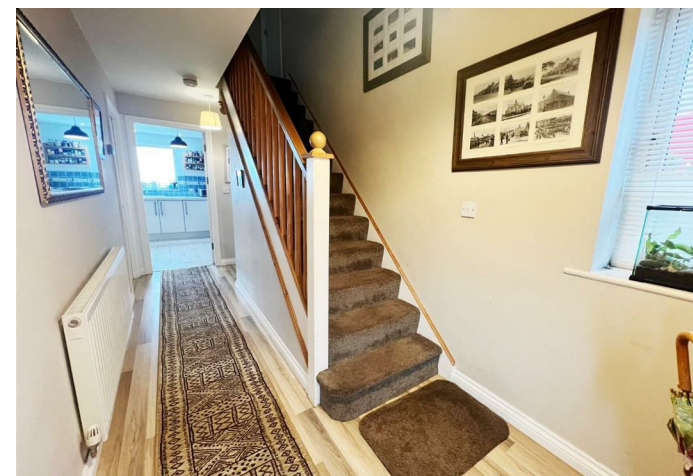
This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

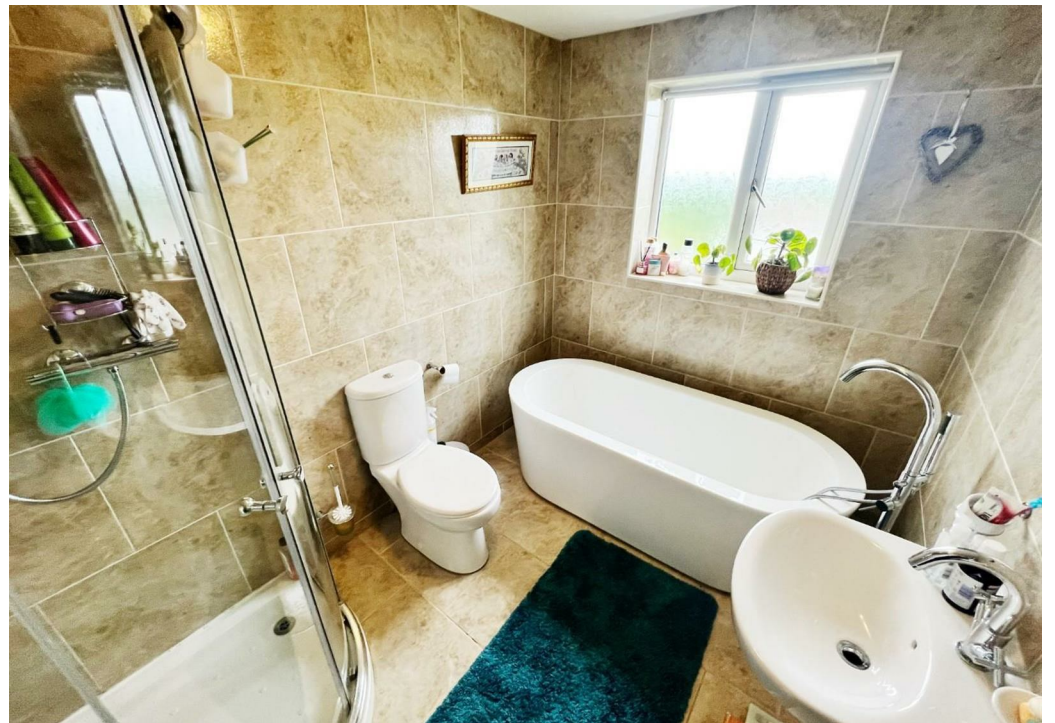
\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

EPC Rating C

Council Tax Band E











#### Hallway

Radiator, uPVC window, stylish flooring, storage cupboard.

#### W/C

W/C, wash hand basin, fully tiled, uPVC window, extractor fan.

#### Lounge

21'4 x 10'1 (6.50m x 3.07m)

Stylish flooring, uPVC window, French doors overlooking the rear garden, stunning gas fire and surround, beautiful outlook.

#### Dining Room

13'4 x 10'4 (4.06m x 3.15m)

UPVC window, radiator, stylish flooring.

#### Kitchen

13'7 x 10'4 (4.14m x 3.15m)

Modern white wall and base units, integrated fridge freezer, range type oven and hob, extractor fan, plumbed for dishwasher, ceramic sink with mixer tap and drainer, tiled flooring and splashbacks, space for dining room table, radiator, uPVC window with a beautiful outlook.

#### Utility Room

10'4 x 5'8 (3.15m x 1.73m)

Modern white wall and base units, plumbed for washing machine and space for dryer, sink with mixer tap and drainer, siring cupboard, radiator, access to the rear.

#### Landing

UPVC window, large storage cupboard, radiator, stairs to the second floor.

#### Bedroom One

12'8 x 10'3 (3.86m x 3.12m)

UPVC window, stunning views, radiator.

#### Dressing Room

10'3 x 8'3 (3.12m x 2.51m)

UPVC window, radiator.

#### En-suite

Shower cubicle, wash hand basin, w/c, chrome towel radiator, extractor fan, uPVC window, fully tiled.

#### Bedroom Two

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

UPVC window, stunning views, radiator.

#### Bedroom Three

13'4 x 8'9 (4.06m x 2.67m)

UPVC window, radiator.

#### Bathroom

9'2 x 6'5 (2.79m x 1.96m)

Four piece suite with large free standing bath, separate shower cubicle, wash hand basin, w/c, fully tiled, chrome towel radiator, uPVC window, extractor fan.

#### Second Floor Landing

Access to bedroom four, five and shower room.

#### Bedroom Four

16'6 x 15'1 (5.03m x 4.60m)

Velux window with stunning views, radiator, loft access, spotlights.

#### Bedroom Five

15'1 x 10'4 (4.60m x 3.15m)

Velux windows, radiator, stunning views.

#### Shower Room

7'0 x 6'0 (2.13m x 1.83m)

Shower cubicle, w/c, wash hand basin, tiled splashbacks, Velux window, chrome towel radiator.

#### Externally

To the front elevation, there is a easy to maintain driveway, which leads to a double garage. While to the rear, there is a good sized enclosed garden and patio area.

#### Entertainment room

14'3 x 12'3 (4.34m x 3.73m)

Hot tub, stunning views, French doors.

#### Garage

15'4 x 14'7 (4.67m x 4.45m)

Power and lighting, electric roller shutter door.

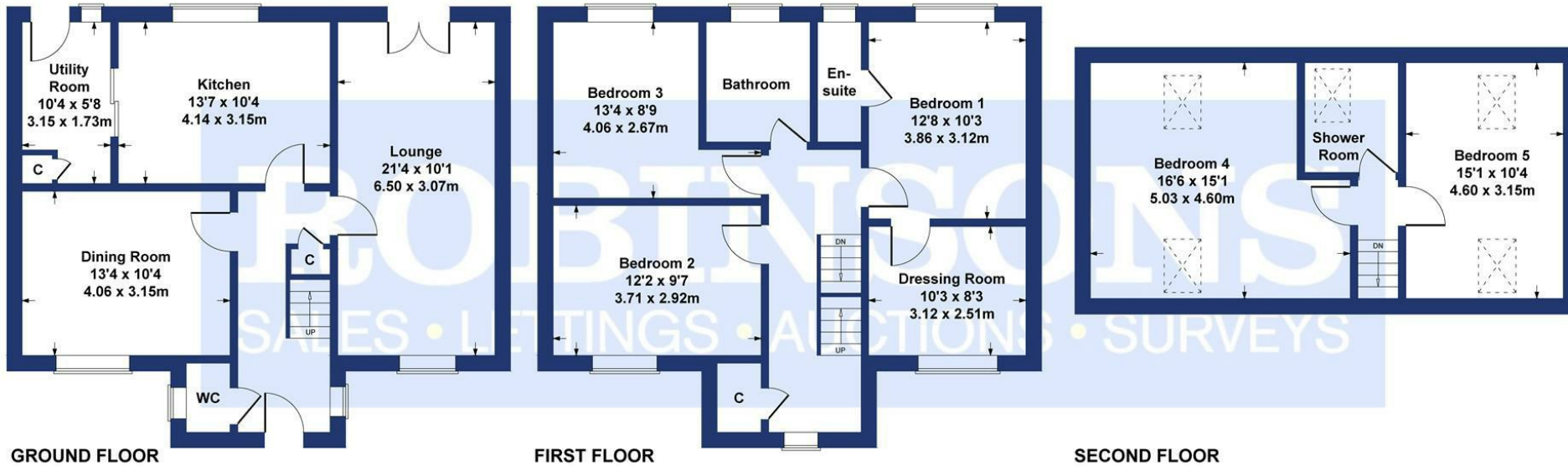
Robinsons cannot accept liability for any information provided.

#### Auction Terms/Conditions



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**North Street**  
Approximate Gross Internal Area  
1842 sq ft - 171 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. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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

