



Walworth Road, Ferryhill, DL17 8QD
2 Bed - Bungalow - Semi Detached
£162,500

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Robinsons are delighted to offer to the market this well presented and highly improved two bed semi-detached bungalow, which is a credit to its current owners for its class and style throughout. The property is situated on the popular and sought-after location of Walworth Road Ferryhill, the property is ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment. This stunning home has an endless amount of benefits and some of its key features are, tastefully decorated throughout, ultra-modern kitchen with integrated appliances, shower room, stunning landscaped garden, garage and off-road parking.

In brief the property comprises of; entrance porch with large storage cupboard and stylish tiled flooring, large lounge, beautiful kitchen, bedroom one with fitted wardrobes, bedroom two with French doors overlooking the rear garden, shower room. Externally to the front elevation is an easy to maintain garden and driveway which lead to a detached garage and truly stunning landscaped garden which is easy to maintain again and useful outbuilding, which has all the wiring to be made into a sauna however it could easily be adapted to be a home office. Properties and bungalows rarely come to the market in this area so again early viewing is advised to avoid any disappointment, call Robinsons today to book your viewing appointment.

EPC Rating C
Council Tax Band B

Entrance Hallway

Large storage cupboard, feature radiator, tiled flooring.

Lounge

15'8" x 12'2" (4.78m x 3.71m)

UPVC window, feature radiator, tastefully decorated.

Inner Hall

Loft access which is accessed via pull down ladder & boarded, storage cupboard.

Kitchen

10'5" x 7'1" (3.18m x 2.16m)

Stylish & modern wall & base units, integrated hob, extractor fan, fridge freezer, wine cooler. Stunning worktops & matching splash backs, feature radiator, tiled flooring, sink with mixer tap & drainer, uPVC window, spotlights.

Bedroom One

13'1" x 8'9" (3.99m x 2.67m)

Large, fitted wardrobe, feature radiator, uPVC window, quality flooring.

Bedroom Two

10'4" x 8'8" (3.15m x 2.64m)

Feature radiator, quality flooring, French doors leading to rear garden.

Shower Room

Double shower cubicle, wash hand basin, W/C, tiled flooring & half tiled walls, spotlights, under floor heating.

Externally

To the front elevation is an easy to maintain garden and driveway which leads to a rear garage. Whilst to the rear, there is a beautiful, landscaped garden, patio & useful outbuilding.

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 B - Approx. £1,901.35 p.a

Energy Rating: C

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.



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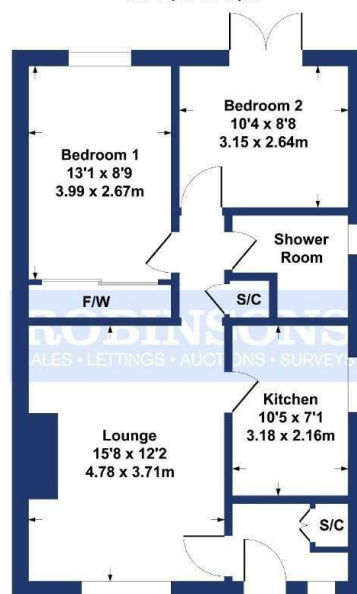
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Walworth Road

Approximate Gross Internal Area
618 sq ft - 57 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. 2022

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (45-48)	
G (35-39)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (45-48)	
G (35-39)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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