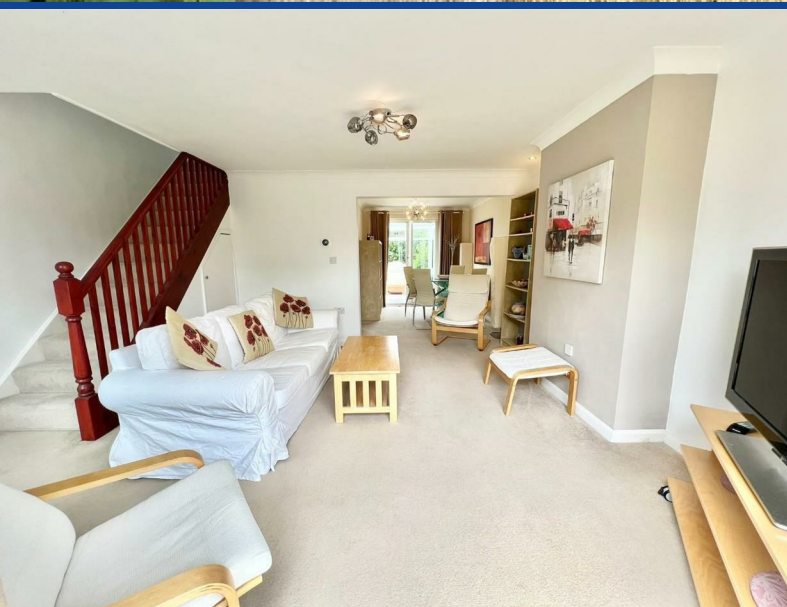




Corscombe Close, Ferryhill, DL17 8DB
3 Bed - House - Semi-Detached
Asking Price £135,000

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Nestled within the popular residential area of Corscombe Close, Ferryhill, this beautifully presented three-bedroom semi-detached home offers spacious accommodation, attractive gardens, and a fantastic standard of finish throughout. Lovingly maintained by the current owner, the property is presented to an excellent standard, making it an ideal purchase for first-time buyers, growing families, or those looking to simply move straight in and enjoy. Upon arrival, the property is enhanced by well-kept, easy-to-maintain gardens, with the front elevation enjoying a pleasant and private outlook, creating an inviting first impression. Internally, the home offers a spacious lounge, perfect for relaxing with family and friends, while the separate dining room provides an excellent space for entertaining and everyday dining. The modern fitted kitchen is both stylish and practical, offering ample storage and workspace, while a delightful conservatory to the rear completes the ground floor accommodation and provides a wonderful additional reception area overlooking the garden. To the first floor, the landing leads to three generously sized bedrooms, all offering comfortable living space, along with a well-appointed family bathroom finished to a high standard. Externally, the property continues to impress with attractive gardens, off-road parking, and a garage, providing excellent storage and practicality for modern family living. Homes of this quality are always in strong demand, and we would strongly recommend early viewing to fully appreciate everything this wonderful property has to offer.

EPC Rating: C
Council Tax Band: B

Lounge

15'6 x 13'5 (4.72m x 4.09m)

Radiator, UPVC window, storage cupboard, bi folding doors leading to the front of the property

Dining room

10'3 x 8'0 (3.12m x 2.44m)

Radiator, sliding doors to conservatory

Conservatory

9'9 x 8'9 max points (2.97m x 2.67m max points)

UPVC windows

Kitchen

10'4 x 7'4 (3.15m x 2.24m)

White wall & base units, integrated oven, hob, extractor fan, fridge freezer, plumbed for washing machine, tiled splash backs, spot lights, tiled flooring & splash backs

Landing

UPVC window, loft access

Bedroom one

13'1 x 8'7 (3.99m x 2.62m)

UPVC windows, radiator, fitted wardrobe, quality flooring, lovely outlook

Bedroom two

10'4 x 6'7 (3.15m x 2.01m)

UPVC window, radiator, storage cupboard, quality flooring, lovely outlook

Bedroom three

9'4 x 9'2 (2.84m x 2.79m)

UPVC windows, radiator, storage cupboard, quality flooring

Bathroom

White panelled bath with shower over, wash hand basin, w/c, fully tiled, UPVC window, radiator

Externally

To the front elevation is an easy to maintain garden while to the rear is a lovely to maintain garden which gives access to a garage located close by.

Agent notes

Council Tax: Durham County Council, Band B

Tenure: Freehold

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

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 – yes

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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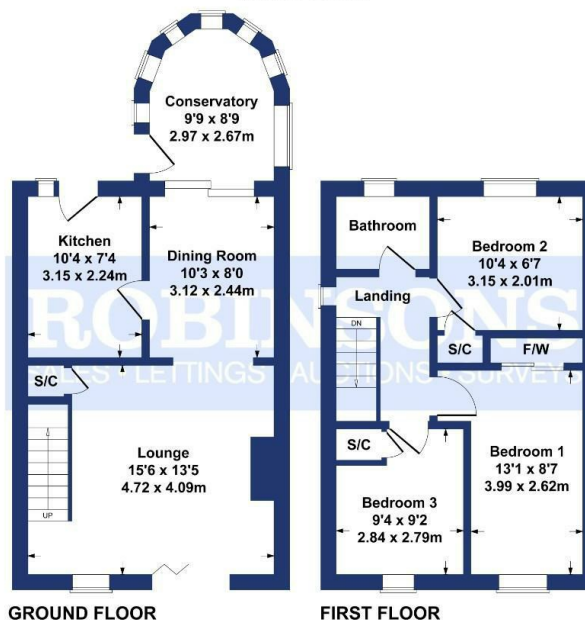
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Corscombe Close Ferryhill, DL17 8DB

Approximate Gross Internal Area
846 sq ft - 79 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	87
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.

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