

Witton Road, Ferryhill, DL17 8QE
3 Bed - House - Semi-Detached
£129,950

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Nestled on the charming Witton Road in Ferryhill, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The three inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well-appointed shower room, ensuring convenience for all residents. The semi-detached design not only enhances privacy but also allows for a lovely garden space, perfect for outdoor activities or simply enjoying the fresh air.

Ferryhill is a welcoming community with a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities straightforward.

This home is a wonderful blend of comfort and practicality, ideal for those seeking a peaceful yet connected lifestyle. Don't miss the chance to make this charming property your own.

EPC Rating C
Council Tax Band B

Porch

Access to lounge.

Lounge

14'1 x 12'9 (4.29m x 3.89m)

UPVC window, radiator, stairs to first floor.

Dining Room

18'5 x 8'9 max points (5.61m x 2.67m max points)

Radiator, access to sunroom.

Sunroom

12'3 x 9'6 (3.73m x 2.90m)

Tiled flooring, access to rear.

Kitchen

10'3 x 7'2 (3.12m x 2.18m)

White wall and base units, electric cooker point, sink with mixer tap, plumbed for washing machine, space for dryer, uPVC window, tiled splashbacks, extractor fan.

Inner Hall

Space for fridge freezer, tiled flooring, access to W/C and side of property.

W/C

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

Landing

Loft access, uPVC window.

Bedroom One

13'0 x 9'5 max points (3.96m x 2.87m max points)

UPVC window, radiator, fitted wardrobes, quality flooring.

Bedroom Two

10'7 x 9'8 (3.23m x 2.95m)

Fitted wardrobes, radiator, uPVC window with stunning outlook.

Bedroom Three

9'9 x 6'4 max points (2.97m x 1.93m max points)

Airing cupboard, uPVC window, radiator, quality flooring.

Shower Room

Shower cubicle, wash hand basin, W/C, fully tiled, hand towel radiator, uPVC window.

Externally

To the front elevation is an easy to maintain garden and driveway which leads to the rear garage. The property also benefits from a beautiful enclosed garden and patio which enjoys a stunning outlook.

Garage

11'2 x 9'3 max points (3.40m x 2.82m max points)

Power and lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage :

Tenure: Freehold

Council Tax: Durham County Council Tax Band B - £1,993.57 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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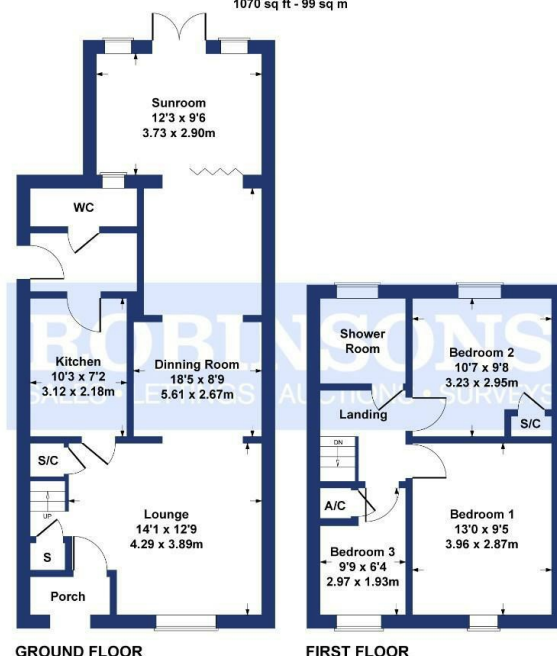
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Witton Road
Approximate Gross Internal Area
1070 sq ft - 99 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
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
		72	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
102-110	A		
81-101	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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