



**Cleves Cottages, Ferryhill, DL17 8BL**  
**2 Bed - Bungalow - Semi Detached**  
**£125,000**

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## RARE TO THE MARKET!!

Robinsons are delighted to offer to the market this well maintained & upgraded two bedroom semi detached bungalow. This comfortable property is located on this popular residential development being within walking distance to local primary schools, Ferryhill leisure centre and only a short walk to the market place where an wider range amenities can be found. Early viewing is advised to avoid any disappointment. This stunning Bungalow benefits from gas central heating, UPVC double glazing, owned solar panels which generate an income, stylish shower room, enclosed easy to maintain rear garden/patio, making this a great purchase for numerous buyers.

In brief the property comprises of; entrance hallway, spacious lounge, beautiful open plan kitchen / diner, bedroom one, bedroom two with access to loft room and modern shower room. Externally to the front elevation, there is a double driveway, while to the rear there is a larger than average garden and patio with the added bonus of a brilliant summer house. Again early viewing is advised to avoid any disappointment.

EPC Rating C  
Council Tax Band A

### Hall

Wood effect flooring.

### Lounge

11'89 x 10'5 max points (3.35m x 3.18m max points)

Wood effect flooring, radiator, uPVC window.

### Kitchen/Diner

14'9 x 10'2 (4.50m x 3.10m)

Modern wall and base units, integrated oven, hob, extractor fan, space for dining room table, plumbed for washing machine, stylish sink with mixer tap and drainer, uPVC window, feature radiator, spot lighting.

### Bedroom One

10'5 x 8'9 (3.18m x 2.67m)

Stylish flooring, radiator, uPVC window, fitted wardrobes.

### Bedroom Two

10'4 x 8'5 max points (3.15m x 2.57m max points)

UPVC window, radiator, wood effect flooring, access to loft room.

### Shower Room

Walk in shower, W/C, wash hand basin, uPVC window, spot lights, chrome towel radiator.

### Rear Porch

Electric radiator, space for dryer.

### Loft Room

15'6 x 13'3 (4.72m x 4.04m )

Velux windows, radiator, storage in-eves.

### Externally

To the front elevation is a double driveway. While to the rear there is a lovely and private garden with a patio and decked area, as well as a fantastic summer house.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,629.71 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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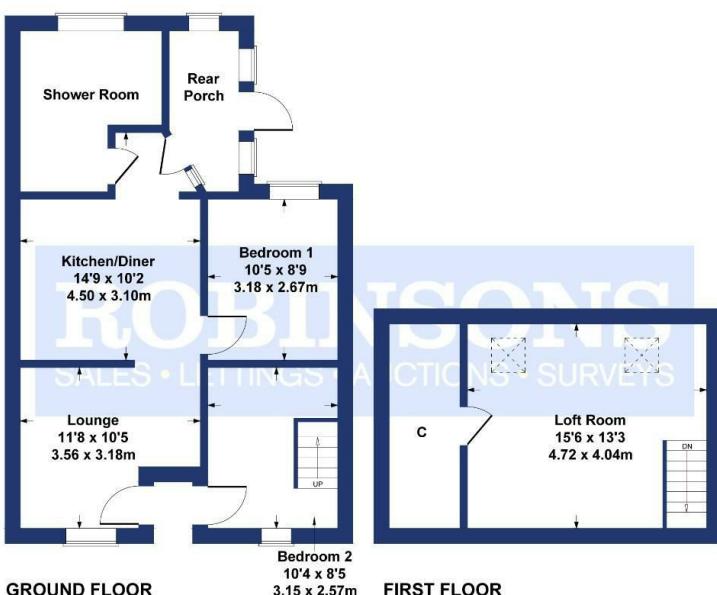
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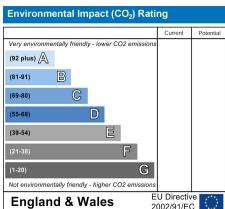
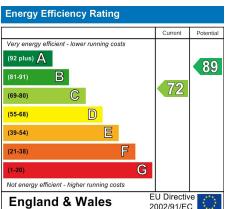
**Cleves Cottages**  
Approximate Gross Internal Area  
866 sq ft - 80 sq m



**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. 2025



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