

Laburnum Road, DL17 0DS  
3 Bed - House - Semi-Detached  
£145,000

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Robinsons are delighted to offer to the market this DECEPTIVELY SPACIOUS and WELL PRESENTED THREE bedroom semi-detached house located in this pleasant cul-de-sac in the sought after location of Laburnum Road, Ferryhill, which is within easy reach of local shops, schools and amenities which lie within Ferryhill Village. It is well placed for the commuter travelling to nearby Durham City, Darlington and Teesside. This stunning family home has an endless amount of benefits and some of its key features are: beautiful private landscaped gardens, off road parking, beautiful outlook to the rear, three good sized bedrooms, stunning bathroom and well presented kitchen. Giving all of the above early viewing is advised to avoid any disappointment.

The internal floor plan comprises; welcoming hallway, spacious lounge with feature media wall with inset fire, separate dining room, modern kitchen, to the first floor is three good sized bedrooms and the beautiful four piece bathroom. Externally to the front elevation is a lovely enclosed easy to maintain garden and patten concrete driveway, which leads to the larger than average stunning landscaped garden and stylish patio, which had the added bonus of not been directly over looked. Again giving all the above early viewing is advised to avoid any disappointment.

EPC Rating C  
Council Tax Band A

#### Hallway

Stylish flooring, uPVC window, storage cupboard, stairs to first floor, radiator.

#### Lounge

13'8 x 11'8 (4.17m x 3.56m)

Stylish flooring, media wall with inset electric fire, radiator, uPVC window.

#### Dining Room

10'7 x 9'6 (3.23m x 2.90m )

Stylish flooring, radiator, french doors leading to the rear garden.

#### Kitchen

10'2 x 9'1 (3.10m x 2.77m )

Modern wall and base units, integrated oven, hob, extractor fan, washing machine, fridge freezer, uPVC window, sink with mixer tap and drainer, radiator, spot lights, access to side of property.

#### Landing

Loft access, storage cupboard, uPVC window.

#### Bedroom One

12'0 x 10'8 (3.66m x 3.25m)

Tastefully decorated, uPVC window, radiator.

#### Bedroom Two

11'6 x 9'7 (3.51m x 2.92m )

Radiator, uPVC window, lovely outlook.

#### Bedroom Three

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

Radiator, uPVC window, airing cupboard.

#### Bathroom

10'3 x 5'4 (3.12m x 1.63m )

Fully tiled four piece suite with bath, walk in shower cubicle, wash hand basin, W/C, chrome towel radiator, extractor fan and spot lights.

#### Externally

To the front elevation there is an easy to maintain garden and pattered concrete driveway which leads to the beautiful enclosed landscaped garden with a useful brick store and outdoor WC.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14Mbps

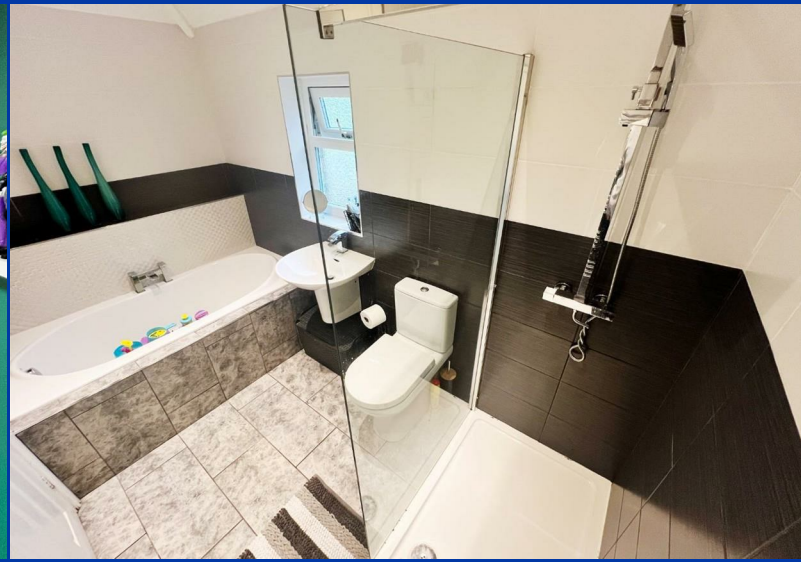
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,629.71p.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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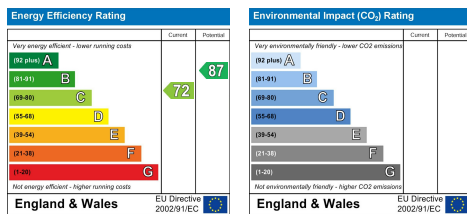
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