



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

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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 pattern concrete driveway, which leads to the larger than average stunning landscaped garden and stylish patio, which had the added bonus of not been directly overlooked. 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 patterned 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

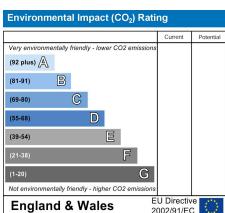
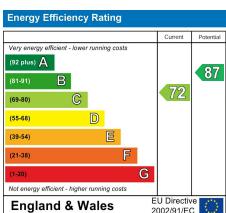
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

1



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DL16 6QE

T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS
SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk