

Willow Road, Ferryhill, DL17 8DR  
3 Bed - House - Semi-Detached  
Reduced £104,950

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Attention FIRST TIME BUYERS! Viewing is a must to appreciate the accommodation on offer of this EXTENDED THREE BEDROOMED SEMI-DETACHED HOUSE. Conveniently located for access to Ferryhill Market Place, local shops and amenities. Ideal for the commuter travelling to nearby Darlington, Durham City and Teesside.

This property is sure to impress with its style and class throughout and is a credit to its current owner, well presented WHITE FITTED KITCHEN with a range of Integrated appliances and modern bathroom suite. whilst to the first floor three good sided bedrooms. EXTERNALLY to the front of the property there is a DRIVEWAY and easy to maintain garden and to the rear is a large patio/garden. In more detail the accommodation comprises of

EPC Rating - D  
Council Tax Band - A

### Hall

Radiator.

### Lounge

14'6 x 12'0 (4.42m x 3.66m)  
UPVC bay window, radiator.

### Dining Room

9'10 x 8'2 (3.00m x 2.49m)  
Radiator.

### Kitchen

12'0 x 7'8 (3.66m x 2.34m)  
White wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, plumbed for dishwasher, range oven, extractor fan, space for american fridge freezer, radiator, wood effect flooring.

### Sunroom

10'6 x 7'8 (3.20m x 2.34m )  
Tiled flooring, radiator, french doors leading to the rear, uPVC window.

### Bathroom

Panelled bath, W/C, wash hand basin, radiator, extractor fan, uPVC windows.

### Landing

Loft access.

### Bedroom One

14'6 x 10'6 (4.42m x 3.20m )  
Fitted wardrobes, radiator, large storage cupboards.

### Bedroom Two

10'0 x 9'10 (3.05m x 3.00m)  
Radiator, uPVC window.

### Bedroom Three

7'6 x 6'6 (2.29m x 1.98m)  
UPVC window, radiator.

### Externally

To the front elevation is an easy to maintain garden and driveway which leads to the easy to maintain garden.

### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 10000Mbps \*  
Mobile Signal/Coverage: Good  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,703.96 p.a  
Energy Rating: D

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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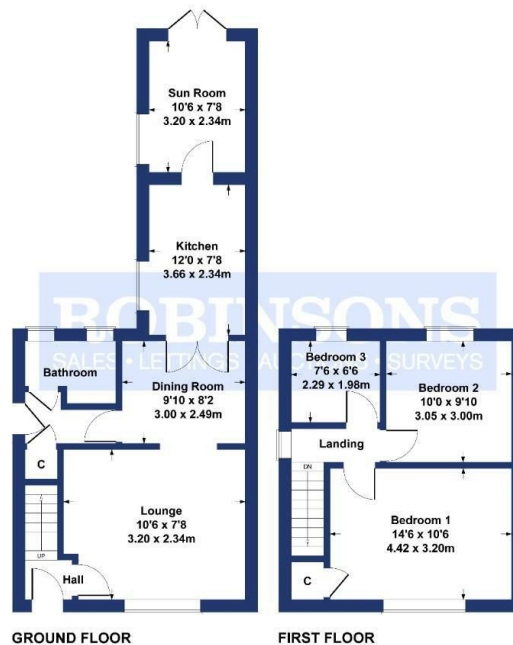
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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Willow Road**  
Approximate Gross Internal Area  
911 sq ft - 84 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
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		57	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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