



Beech Grove, Ferryhill, DL17 8DH
2 Bed - House - Semi-Detached
£69,950

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Robinsons are delighted to offer to the market this well presented, two-bedroom semi-detached property which is offered to the market with no onward chain. In our opinion, this lovely home would be a perfect buy for any first time buyer or property investor. The property lies in the heart of Ferryhill, within walking distance to local shops, schools, amenities and ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. The A1 and A19 which are approximately a ten minute drive away, provides good transport links to other parts of the region.

THE FLOORPLAN BRIEFLY COMPRISES OF: ENTRANCE HALLWAY, spacious LOUNGE, OPEN PLAN KITCHEN/DINER, to the first floor is TWO DOUBLE BEDROOMS and well presented BATHROOM. Externally to the front elevation there is an easy to maintain garden, while to the rear there is a good sized enclosed garden which is not directly overlooked.

EPC Rating TBC
Council Tax Band A

Hall

Stairs to first floor.

Lounge

14'9 x 12'1 (4.50m x 3.68m)

UPVC, radiator, electric fire and surround, storage cupboard.

Kitchen/Diner

18'3 x 7'3 (5.56m x 2.21m)

Wall and base units, stainless steel sink with drainer, tiled splashbacks, electric cooker point, plumbed for washing machine, space for fridge freezer and dining room table, uPVC windows and radiator.

Rear Lobby

Access to rear and W/C.

W/C

UPVC window and W/C.

Landing

UPVC window, loft access.

Bedroom one

10'8 x 15'0 (3.25m x 4.57m)

UPVC window, radiator, airing cupboard, storage cupboard.

Bedroom two

11'7 x 8'6 (3.53m x 2.59m)

UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, partially tiled, radiator, uPVC window.

Externally

To the front elevation there is an easy to maintain garden which with the right planning permission would make a great driveway. Whilst to the rear, there is a good sized garden which is not directly overlooked and benefits from double gates and a parking standing area which provides off road parking.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Average EE/ O2/ Three

Mobile Signal/Coverage: Ultra-fast 9000Mbps *

Tenure: Freehold

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

Energy Rating: TBC

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-60kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-60kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

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