

Raby Road, Ferryhill, DL17 8DY
2 Bed - House - Semi-Detached
£89,950

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Robinsons are delighted to offer to the market, this well presented two bedroom semi-detached property. We feel this lovely home would be perfect for a first time buyer or property investor. Early viewings are advised to avoid any disappointment. The property lies within the sought after area of Raby Road, being within a short walk of Ferryhill marketplace, local shops, schools and amenities and been well placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region.

In brief the property comprises of; entrance hallway, large lounge/dining room, well presented kitchen. To the first floor, there is two bedrooms, which are good sized double bedrooms and family bathroom. Externally to the front elevation there is a good size garden which over looks a pleasant green. While to the rear, there is another easy to maintain garden. Given all of the above Robinsons highly recommend internal inspection to avoid any disappointment.

EPC Rating C
Council Tax Band A

Hallway

UPVC window, radiator.

Lounge/Diner

19'7 x 10'7 (5.97m x 3.23m)

Dual aspect uPVC window, radiators, electric fire.

Kitchen

11'3 x 7'3 (3.43m x 2.21m)

Modern white wall and base units, integrated oven, hob, extractor fan, fridge, plumbed for washing machine and dishwasher, stylish sink with mixer tap and drainer, uPVC window, access to rear, feature radiator.

Landing

UPVC window, quality flooring.

Bedroom One

17'1 x 9'4 max points (5.21m x 2.84m max points)

UPVC windows, radiator, storage cupboard, lovely outlook.

Bedroom Two

10'8 x 10'0 (3.25m x 3.05m)

UPVC window, radiator, grey laminate flooring.

Shower Room

Shower cubicle, wash hand basin, W/C, chrome towel radiator, uPVC window, storage units, extractor fan.

Externally

To the front elevation is an easy to maintain garden which overlooks a pleasant green. While to the rear there is a good

sized patio which will be easy to maintain and has the added bonus of a good sized brick store.

Store

Power and lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 65Mbps *

Mobile Signal: Average - EE/O2/Vodafone

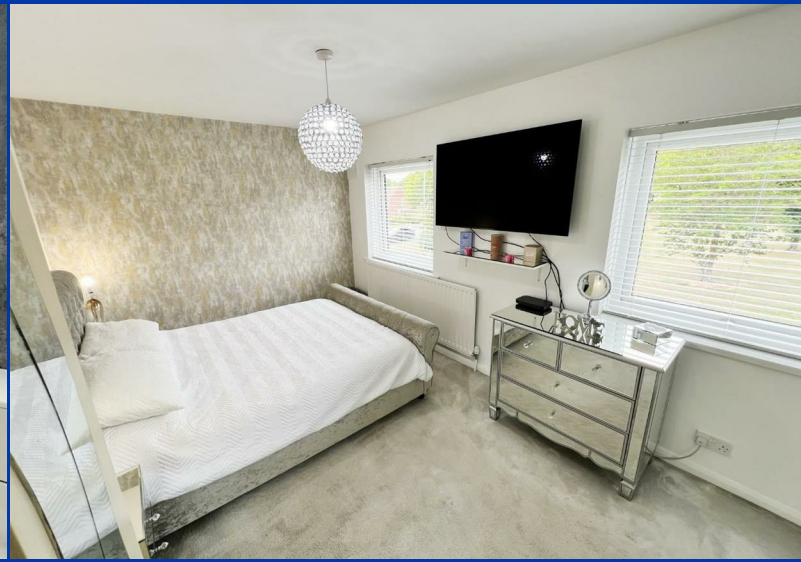
Tenure: Freehold

Council Tax: Durham County Council, Band: A approx.

£1,708.78 pa

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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Strategic Marketing Plan

Dedicated Property Manager

Raby Road

Approximate Gross Internal Area
706 sq ft - 66 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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 72 | 86 | | |

Energy Efficiency Rating: 72 (Current), 86 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).

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