

Witton Road, DL17 8QE
3 Bed - House - Semi-Detached
Offers In The Region Of £135,000

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Robinsons are delighted to offer to the market this rare opportunity to acquire this DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE which is situated on a popular residential development on the edge of Ferryhill. The property is also ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment. This spacious home should suit a variety of purchasers including the growing family and first time buyers and benefits from ample living space, MODERN BATHROOM, OFF ROAD PARKING, FRONT AND REAR GARDENS, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly comprises of: - ENTRANCE, PORCH, SPACIOUS LOUNGE with media wall, separate DINING ROOM, KITCHEN. Whilst to the first floor, there are THREE WELL PROPORTIONED BEDROOMS, and a FAMILY BATHROOM. Externally, the property enjoys FRONT AND REAR GARDENS as well as a GOOD SIZED DRIVEWAY PROVIDING OFF ROAD PARKING. Again early viewings advised to avoid any disappointment, and in more detail the accommodation comprises of:-

EPC Rating D
Council Tax Band B

Porch

Stylish flooring, access to lounge, uPVC windows.

Lounge

16'6 x 21'8 (5.03m x 6.60m)

Stylish flooring, uPVC window, radiator.

Dining Room

10'8 x 8'9 (3.25m x 2.67m)

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

Kitchen

10'4 x 7'4 (3.15m x 2.24m)

Wall and base units, integrated oven, hob, plumbed for washing machine, space for fridge and freezer, uPVC window, access to rear, stainless steel sink with mixer tap and drainer, tiled splashbacks.

Landing

Loft access, uPVC window, radiator.

Bedroom One

13'3 x 9'8 (4.04m x 2.95m)

UPVC window, radiator.

Bedroom Two

10'8 x 9'9 (3.25m x 2.97m)

UPVC window, radiator.

Bedroom Three

6'5 x 10'2 (1.96m x 3.10m)

UPVC window, radiator, wood effect flooring.

Bathroom

Modern white suite panelled bath with shower over, wash hand basin, uPVC window, tiled flooring and splashbacks, chrome towel radiator, spotlights.

Externally

To the front elevation is a pleasant garden with a driveway, which leads to the large rear garden, which is a good size and mostly laid to lawn and patio area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band B- Approx.
£1,901.35p.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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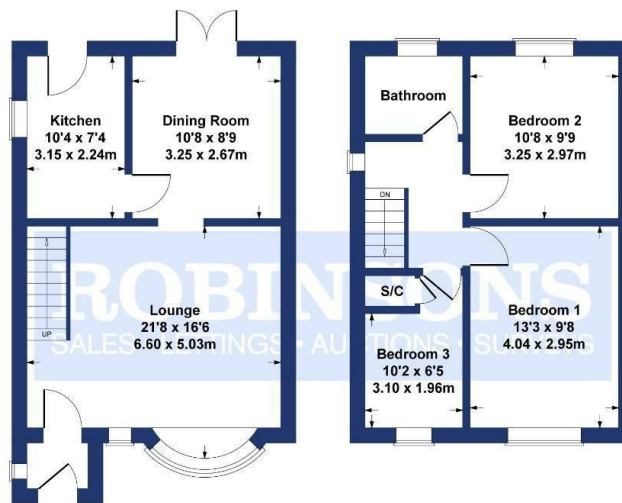
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Witton Road
Approximate Gross Internal Area
840 sq ft - 78 sq m



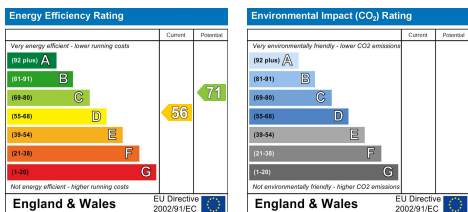
GROUND FLOOR

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. 2022



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