



Elm Road, Ferryhill, DL17 8DG
2 Bed - House - Semi-Detached
Asking Price £99,950

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Robinsons are pleased to bring to the market this well-presented two-bedroom semi-detached home. In our opinion, it offers an excellent opportunity for first-time buyers or property investors alike. Ideally positioned in the heart of Ferryhill, the property is within walking distance of shops, schools and local amenities, and is well placed for commuters travelling to Durham, Darlington and Teesside. Both the A1(M) and A19, approximately a ten-minute drive away, provide convenient access to the wider region.

The accommodation briefly comprises: entrance hallway, a spacious lounge, and an open-plan modern kitchen/diner. To the first floor there are two double bedrooms and a well-fitted bathroom. Externally, the property enjoys an easy-to-maintain paved frontage, while to the rear lies a large and enclosed garden.

EPC Rating: C
Council Tax Band: A

Entrance Hallway

Staircase to first floor, central heating radiator.

Lounge

15'0 x 12'0 max points (4.57m x 3.66m max points)

UPVC bay window to front elevation, single central heating radiator, TV point, storage cupboard.

Kitchen/Diner

18'4 x 7'2 (5.59m x 2.18m)

A range of wall and base units with contrasting work surfaces, sink with mixer tap, John Lewis gas hob, glass splashback, contemporary style extractor hood, split level double oven, microwave, plumbing for automatic washing machine, down lights to ceiling, double central heating radiator, laminate flooring, LED plynth lighting, uPVC window to rear elevation and uPVC french doors to rear garden

Landing

UPVC window to side elevation, loft access with pull down ladder and light

Bedroom One

15'1 x 11'0 max points (4.60m x 3.35m max points)

UPVC window to front elevation, double central heating radiator and an arrange of contemporary sliding wardrobes, over stairs storage cupboard and beautiful feature chimney breast

Bedroom Two

11'8 x 8'5 (3.56m x 2.57m)

UPVC window to rear elevation, fitted wardrobe and double central heating radiator

Bathroom

stunning suite with a P-shaped shower/bath with over bath electric shower and screen, shower head attachment to bath, back to wall w/c, vanity unit and sink, chrome effect fittings,, extractor fan, down lights to ceiling, fully tiled walls, double central heating radiator and uPVC window to rear elevation

Externally

To the front of the property there are attractive enclosed front gardens with driveway providing off street parking for approximately two cars, whilst to the rear there are gardens which are not over looked, garden and blocked paved area and outside tap.

Agents Notes

Council Tax: Durham County Council, Band A
Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

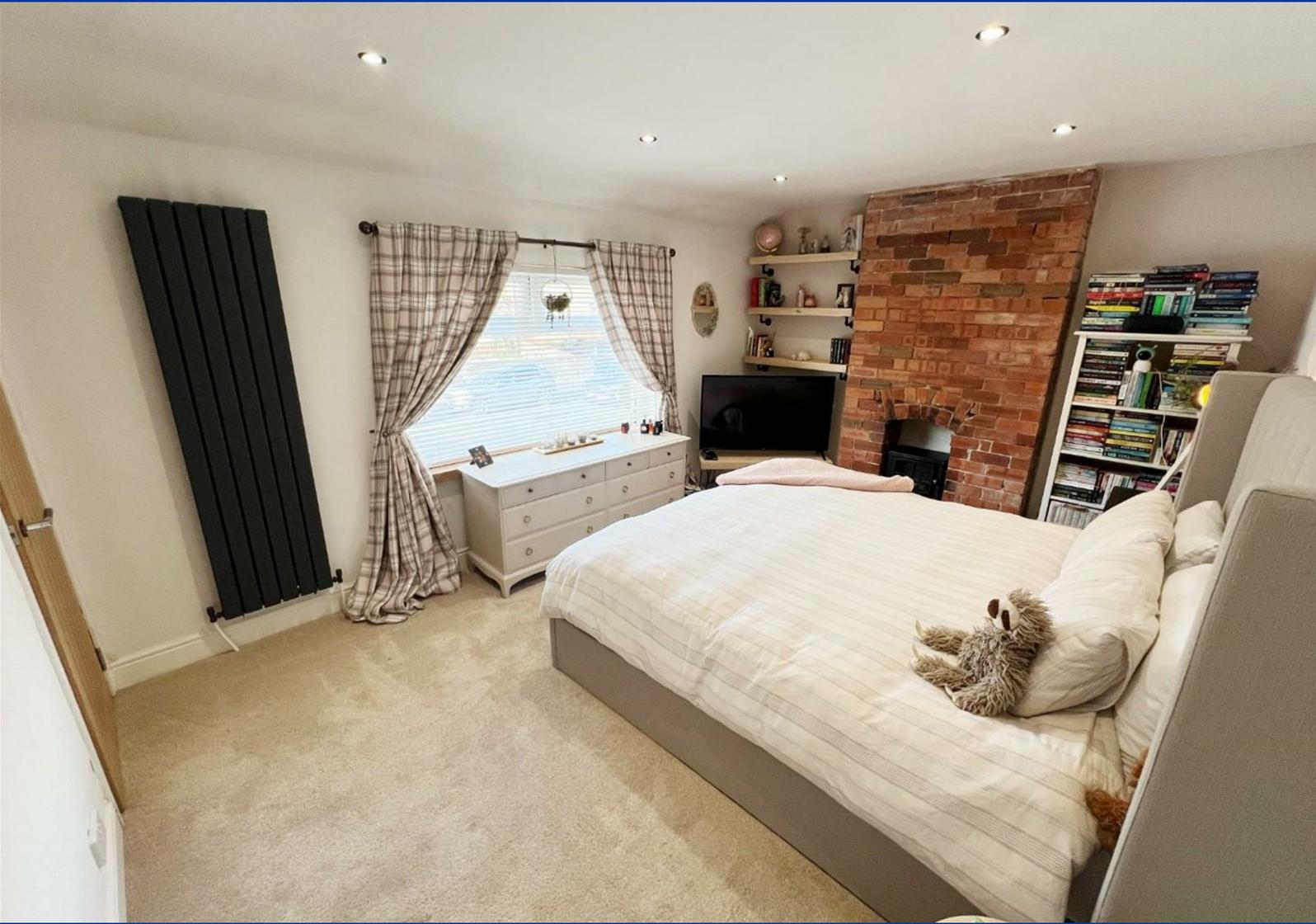
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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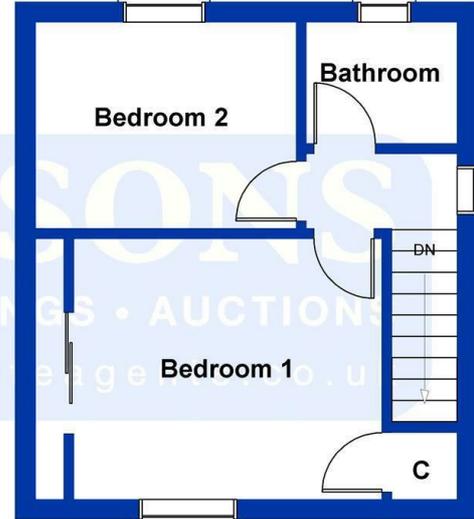
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GROUND FLOOR



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. 2017

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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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.



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