



Dean Road, Ferryhill, DL17 8EP
3 Bed - House - Semi-Detached
Asking Price £109,950

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Located on Dean Road in the charming town of Ferryhill, this well-presented three-bedroom semi-detached family home offers a delightful blend of comfort and convenience. The property boasts a spacious lounge, perfect for family gatherings or entertaining guests. The well-appointed kitchen and bathroom have been thoughtfully designed, ensuring both functionality and style.

One of the standout features of this home is the conservatory extension, which provides a lovely space to relax and enjoy the garden views throughout the year. The easy-to-maintain gardens complement the property beautifully, while the large double driveway offers ample off-road parking, making it ideal for families with multiple vehicles.

The location is particularly advantageous, with excellent transport links that include regular bus services and easy access to the A1(M), ensuring that commuting to nearby towns and cities is a breeze. For everyday conveniences, local shops, supermarkets, and leisure facilities are all within easy reach. Families will appreciate the proximity to highly regarded primary and secondary schools, making this home an excellent choice for those with children.

In summary, this semi-detached house on Dean Road is a wonderful opportunity for anyone seeking a well-maintained family home in a vibrant community. With its appealing features and convenient location, it is sure to attract interest from prospective buyers and renters alike.

EPC Rating C
Council Tax Band A

Premium Conveyancing

Marketing Materials:

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

MOS:

Premium Conveyancing pack is available on this property and will be sent to the sellers solicitor along with the draft contract, the pack contains:

Law Society TA Forms

Answers to Standard Enquiries

Local, Environmental, Water & Drainage Searches

The buyer has signed an agreement to cover the cost of the pack upon completion for an amount of £300+VAT. The agreement will be enclosed in the pack you receive from the Vendors solicitors.

Hall

Radiator, wood effect flooring, stairs to first floor.

Lounge

13'3 x 12'6 + bay (4.04m x 3.81m + bay)

Radiator, wood effect flooring, Upvc bay window, storage cupboard.

Kitchen / Diner

15'7 x 8'9 (4.75m x 2.67m)

Wall and base units, integrated oven, hob, extractor fan, stainless steel with mixer tap, space for under counter fridge and freezer, radiator, space for dining room table, wood effect flooring, tiled splash backs, airing cupboard, French doors leading to conservatory.

Conservatory

9'3 x 9'8 (2.82m x 2.95m)

Upvc windows, tiled flooring and access to rear.

Landing

Upvc window, stairs to first floor.

Bedroom One

15'7 x 13'6 max points (4.75m x 4.11m max points)

uPVC bay window, radiator and fitted wardrobes.

Bedroom Two

11'0 x 8'6 (3.35m x 2.59m)

Wood Effect flooring, radiator and Upvc window.

Bathroom

7'4 x 6'6 (2.24m x 1.98m)

Large white panelled bath with shower over, wash hand basin, chrome towel radiator, extractor fan, W/C, Upvc window, spot lights.

Bedroom Three / Loft room

Velux window, Radiator, wood effect flooring.

Externally

To the front elevation is a double driveway and forecourt, while to the rear there is a easy to maintain garden and decked which the rear also benefits from a greenhouse and useful shed.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps

Mobile Signal/Coverage: EE O2 Three Vodafone GOOD

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1708.78 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.

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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Strategic Marketing Plan

Dedicated Property Manager

Dean Road
Approximate Gross Internal Area
1051 sq ft - 97 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.

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

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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.

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