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Ullswater Road Ferryhill, DL17 8HH

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Offers In Excess Of £99,950

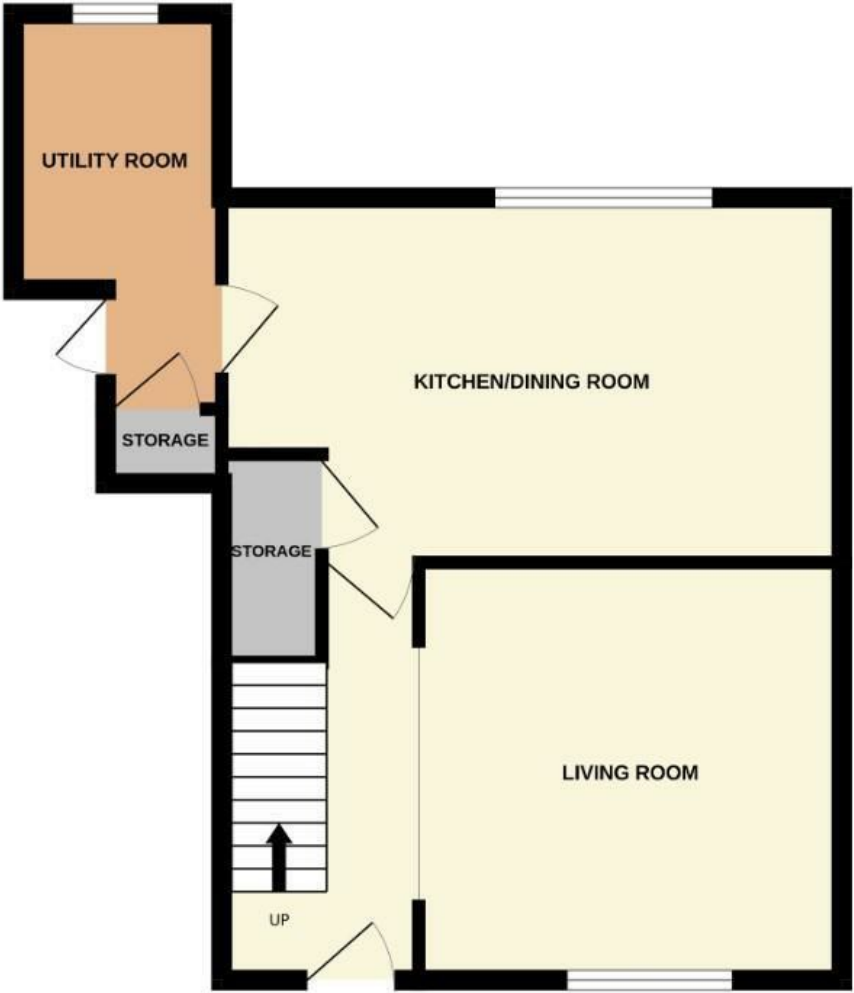
Occupying a generous corner plot rarely available in the area, this deceptively spacious two-double-bedroom semi-detached home offers considerably more outside space than might first be expected. With a large double driveway, substantial enclosed rear and side gardens, spacious modern kitchen/diner, separate utility and no onward chain, the property represents an attractive opportunity for first-time buyers, families and investors alike.

Ullswater Road is a quiet residential area within Ferryhill, allowing convenient access to a range of local amenities such as; supermarkets, retail stores, cafés and schools. Nearby towns Bishop Auckland and Durham offer a further extensive array of amenities such as healthcare services, primary and secondary schools, local businesses, popular high street stores, supermarkets and leisure facilities. The A1 (M) both North and South is nearby and there is also an extensive public transport system in the area ideal for commuters.

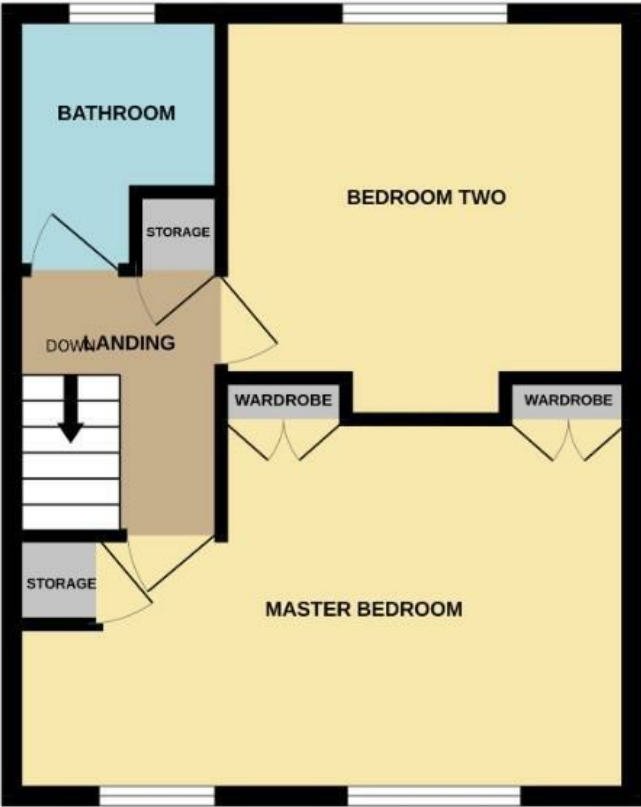
In brief, the property comprises; a modern living room, large open-plan kitchen/diner and utility room to the ground floor, whilst to the first floor there are two double bedrooms and the family bathroom. Externally to the front, there is a large block-paved driveway with gated access offering off street parking for multiple cars. To the rear, there is a fully enclosed garden, mainly laid to lawn with decked areas ideal for outdoor seating and furniture. To the side, there is an additional garden space with further lawned and paved areas.

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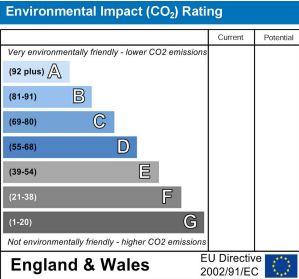
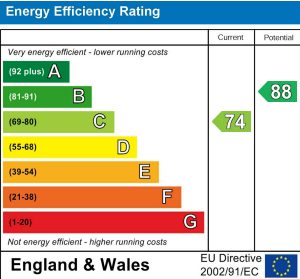
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

The modern and spacious living room is located to the front of the property and benefits from high quality tiled flooring and skirting boards, neutral décor, electric fire with feature surround and large window to the front elevation allowing plenty of natural light. Open plan staircase ascends to the first floor landing.

Kitchen/Dining Room

The kitchen/dining room is an impressive space fitted with a high specification kitchen ideal for modern family living. It comprises; a range of contemporary white wall, base and drawer units with recessed under counter lighting, complementing work surfaces, splash backs and sink/drain unit. Fitted with an electric double oven, hob, overhead extractor and washing machine along with space for free standing appliances and furniture including a dining table and chairs. Access leads into the utility room which has plenty of additional storage.

Master Bedroom

The master bedroom is generously sized allowing space for a king sized bed and further furniture, benefiting from built in storage cupboards and window to the front elevation offering lots of natural light.

Bedroom Two

The second bedroom is a further large double bedroom with ample space for furniture and window to the rear elevation.

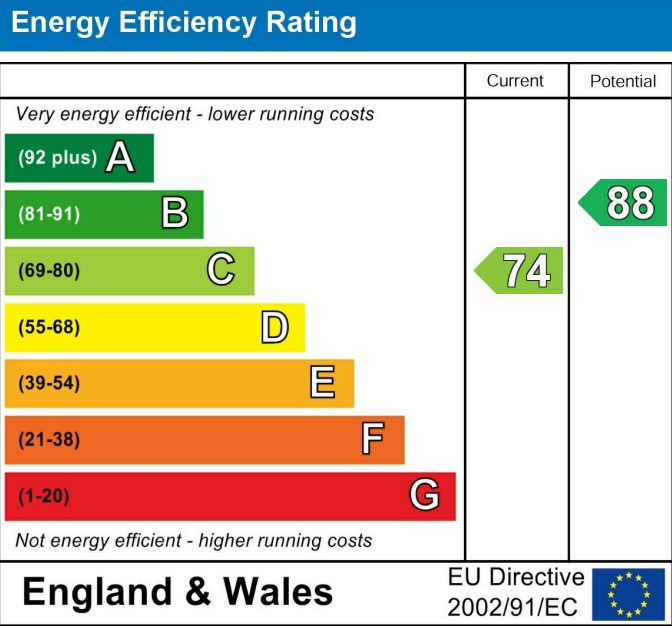
Bathroom

The bathroom is fitted with a panelled bath, WC and wash hand basin.

External

Externally to the front, there is a large block-paved driveway with gated access offering off street parking for multiple cars. To the rear, there is a fully enclosed garden, mainly laid to lawn with decked areas ideal for

outdoor seating and furniture. To the side, there is an additional with further lawned and paved areas.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





