



**3 bed semi-detached house to buy in DL17**

Raby Road, Ferryhill, Durham, DL17 8DT

**£110,000**

**3** **x3** **1** **x1** **1** **x1**

Tenure  
**Freehold**

Allocated parking

**Property features**

- Council Tax Band A
- EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

This three-bedroom semi-detached home offers generous living space and excellent potential, which is set on a sizeable plot with a large front garden and private driveway, providing ample off-street parking.

Upon entrance into the kitchen/diner a welcoming space with ample natural light. The kitchen is fitted with a range of wall and base units in an off white colour, accented with silver handles. Tiled worktops provide generous preparation space and extend seamlessly throughout onto a breakfast bar. The breakfast bar provides further storage space and a subtle division between the kitchen and dining area, maintaining an open plan, sociable layout- ideal for modern family living. An electric hob is integrated into the worktop, while the sink and drainer sit beneath a window which overlooks the rear garden. The kitchen has plenty of space to allow for freestanding appliances such as plumbed space for a washing machine and a fridge freezer. The dining area offers plenty of space for large dining table and chairs, ideal for a practical setting for everyday meals and entertaining.

The 17ft lounge, is bright and welcoming, fitted with soft grey carpeting and a contemporary electric fire, creating a cozy focal point for relaxing or entertaining. French doors to the rear of the lounge open to the back garden. This is a great space for buyers to create their own style and useage for such a large room.

To the first floor, the property features two spacious double bedrooms and a versatile single room, ideal for families or guests. two bedrooms benefit from useful storage solutions, one double bedroom offers a generous built-in wardrobes providing an uncluttered feel throughout.

The bathroom is fitted with a four-piece suite, with a large corner panelled bath with an overhead shower attachment, a pedestal wash hand basin, a low-level WC and a separate freestanding shower enclosure, offering added convenience for modern living. The walls are fully tiled and flooring is finished with wood effect laminate, providing practicality and easy maintenance.

Externally, the home makes an impressive eye-catching impression. A generous front garden which is hedge lined and laid with lawn, enhances curb appeal, a pathway leads to wooden decking with railings that leads to the front entrance door. A driveway to the side of the property provides convenient off-road parking. The property also benefits from solar panels to the front of the property. At the rear, the property features full block paving and a large gated driveway capable of accommodating two vehicles. Additionally, a substantial workshop-style metal shed offers excellent space for storage, hobbies, or a dedicated workspace.

Conveniently located in Ferryhill, this home is close to local shops, supermarkets, cafes, and schools, all within easy reach. Excellent road links provide easy access to the A1(M), useful for commuters or those travelling further afield. Nearby towns such as Durham, Darlington, and Bishop Auckland are all within easy reach with more amenities. Nearby train stations located in Shildon, and Newton Aycliffe offer rail connections across the region.

Early viewings are highly recommended. Please contact your local Pattinson Durham branch to arrange a visit.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## Bedroom 1



## Bedroom 2



## Bedroom 3



## Bathroom



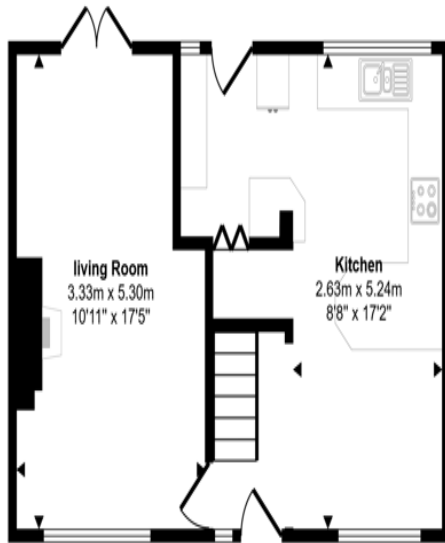
## Kitchen



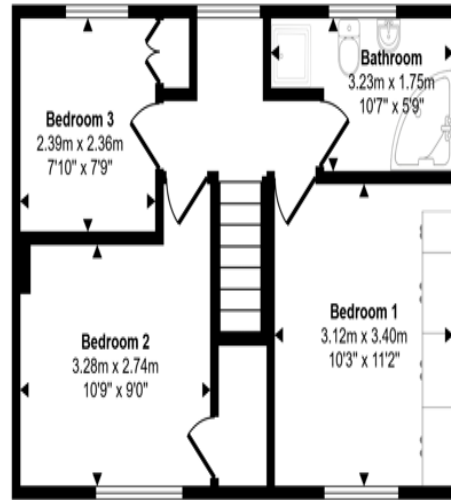
## Living Room



Approx Gross Internal Area  
80 sq m / 863 sq ft



Ground Floor  
Approx 40 sq m / 431 sq ft



First Floor  
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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