



4 Raby Road

, Ferryhill, DL17 8DT

£124,950



We are pleased to offer to the market this very well presented larger three bedroom semi-detached property in this most sought after location in Ferryhill, close to local schools and shops and within walking distance of the Town Centre. The property has been updated and benefits from gas central heating, double glazing, a family sized lounge, newly fitted kitchen with built in appliances, utility area newly fitted white family bathroom suite with separate WC and three good size bedrooms. Outside there are lawned gardens to the front and an enclosed rear garden. Available with no onward chain we would recommend an early inspection for this ideal family home.



Ground Floor

Entrance Hall

Has UPVC entrance door, central heating radiator and staircase leading to the first floor.

Lounge 18'2 x 11'0 (5.54m x 3.35m)

Has central heating radiator.

Kitchen/Dining Room (L shaped) 17'10 x 14'0 (5.44m x 4.27m)

Has a range of newly fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven, hob and stainless steel extractor canopy, plumbing for automatic washing machine, wall mounted combination gas boiler, storage cupboard and central heating radiator.

First Floor Landing

Has loft access.

WC

Has new white WC.

Bathroom

Has new white suite comprising panel bath with mixer shower over and glass shower screen, hand wash basin in vanity unit, central heating radiator and laminate clad walls.

Bedroom 1 11'10 x 10'8 (3.61m x 3.25m)

Has central heating radiator.

Bedroom 2 14'7 x 8'11 (4.45m x 2.72m)

Has central heating radiator.

Bedroom 3 8'8 x 7'11 (2.64m x 2.41m)

Has central heating radiator.

Exterior

Has front garden laid to lawn and enclosed rear garden.

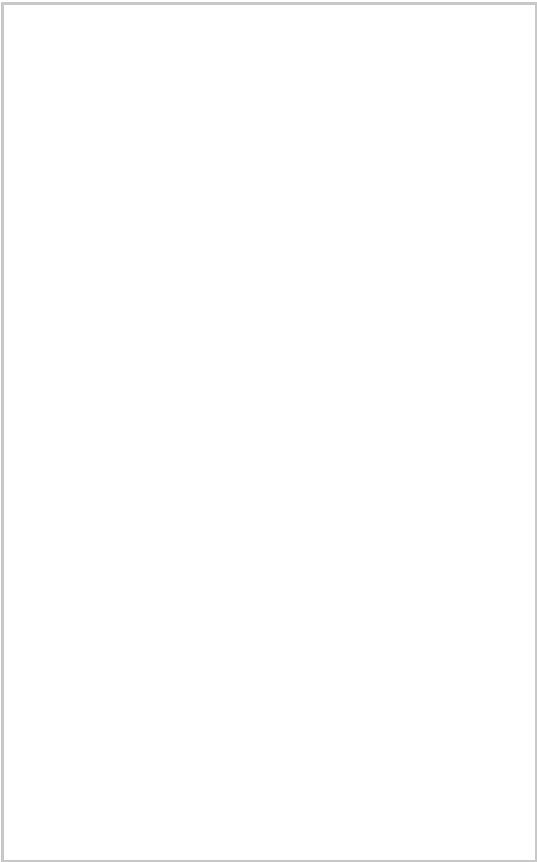
Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

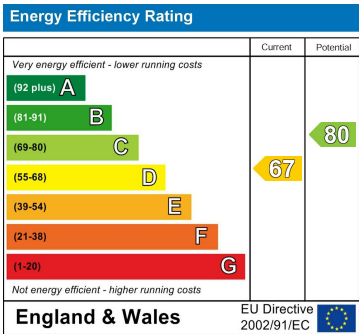
Area Map



Floor Plans



Energy Efficiency Graph



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