



Ullswater Road, Ferryhill, DL17 8HH
2 Bed - House - Semi-Detached
£65,000

ROBINSONS
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Notice Of Offer

Property Address: 18 Ullswater Road Ferryhill Co Durham DL17 8HH

We advise that an offer has been made for the above property in the sum of £62,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 11 Cheapside Spennymoor Co Durham DL16 6QE

Agents Telephone Number: 01388 420444

BATHROOM

7'3 x 6'0 (2.21m x 1.83m)

EXTERNALLY

We are delighted to offer to the market with no onward chain; this deceptively spacious semi detached house with two double bedrooms situated pleasantly within the popular, family orientated location of Ullswater Road, Ferryhill. With easy access to all of the local amenities offered in & around Ferryhill itself; this well proportioned home is also within a short drive to both Spennymoor Town Centre & the nearby village of Sedgefield. The property has been extremely well maintained & boasts an 18ft (approx) re-fitted kitchen / dining area & a re-fitted family bathroom. An ideal opportunity for the first time buyer or the investor; the property comprises in brief: entrance hallway with stairs to the first floor, lounge which overlooks the rear garden, kitchen / dining area which has access to an outhouse area. To the first floor, there are two double bedrooms & bathroom. Externally, there is a superb sized garden to the rear which boasts both decking & lawned areas & a driveway to the front provides ample vehicle parking. We highly recommend thorough internal inspection in order to fully appreciate the property for sale.

ENTRANCE HALLWAY**LOUNGE**

12'0 x 12'0 (3.66m x 3.66m)

KITCHEN / DINING AREA

18'1 x 12'11 (5.51m x 3.94m)

OUTHOUSE

17'7 x 6'0 (5.36m x 1.83m)

FIRST FLOOR LANDING**MASTER BEDROOM**

18'10 x 10'9 (5.74m x 3.28m)

BEDROOM TWO

12'3 x 10'4 (3.73m x 3.15m)



OUR SERVICES

Mortgage Advice

Conveyancing

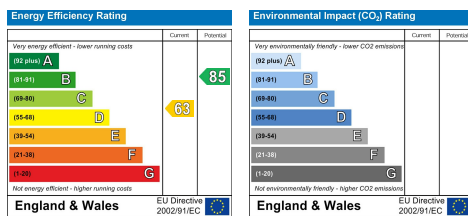
Surveys and EPCs

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Lettings and Management

Strategic Marketing Plan

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DURHAM SALES & LETTINGS OFFICE

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DH1 3HI

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E: info@robinsonsdurham.co.uk

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45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonsls.co.uk

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120 Newgate Street
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T: 01388 458111
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11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspennymoor.co.uk

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7 Duke Street
DL3 7RX

T: 01325 484440
E: info@robinsonsdarlington.co.uk

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21 Bishop Street
TS18 1SY

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E: info@robinsonstockton.co.uk

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26 Stokesley Road
TS7 8DX

T: 01642 313666
E: info@robinsonsmiddlesborough.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

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14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)
T: 0191 383 9994 (option1) (Lettings)
E: admin@robinsonslettings.co.uk

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Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

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106 York Road
TS26 9DE

T: 01429 891100
E: info@robinsonshartlepool.co.uk

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Barwick Lodge
TS17 0RH

T: 01642 762944
E: info@robinsonsbarkwick.co.uk

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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