



**Willow Road  
Ferryhill  
Durham  
DL17 8DR**

**Offers In Excess Of £90,000**

**bettermove**

# Willow Road Ferryhill

Bettermove are proud to present this 2 bedroom semi-detached house in Ferryhill available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

The interior of this property comprises a spacious living room, w/c and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Ferryhill, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A167, A1(M) and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





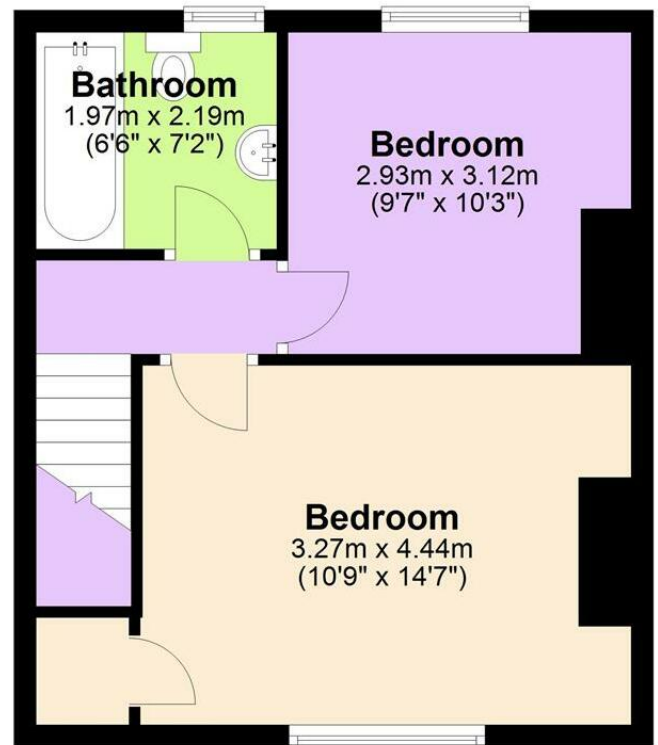
## Ground Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 68.5 sq. metres (737.4 sq. feet)

**11 Willow Road, Ferryhill**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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