



East View, Ferryhill, DL17 8AB
3 Bed - House - End Terrace
Reduced £79,950

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ATTENTION FIRST TIME BUYERS!

LARGER THAN AVERAGE THREE BEDROOM END-TERRACE HOUSE. Located on a popular street approximately half a mile from Ferryhill Town Centre, where there are a range of shopping and leisure facilities. Ideal for a first time buyer or the property investor. The property has many added benefits and some of its key features are; spacious living throughout, large lounge with stunning fire and surround, three good sized bedrooms and gas central heating.

The accommodation briefly comprises: Entrance Hallway, large Lounge with fire surround, separate dining room, good sized kitchen, to the first floor is three good sized bedrooms all of which having fitted wardrobes and stunning family bathroom on the first floor. Externally to the rear there is an enclosed yard with useful brick store. An internal inspection is essential to appreciate the property fully and is highly recommended. In more detail the accommodation comprises of;

EPC Rating E
Council Tax Band A

Hallway

Radiator, stairs to the first floor, access to the lounge.

Lounge

17'3 x 12'5 (5.26m x 3.78m)

UPVC bay window, radiator, stylish gas fire with stunning surround.

Dining Room

12'5 x 9'1 (3.78m x 2.77m)

Double glazing window, radiator, storage cupboard.

Kitchen

16'2 x 8'2 (4.93m x 2.49m)

Wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, integrated double oven, hob, tiled flooring and splashbacks, double glazed windows, radiator.

Landing

Loft access, storage cupboard.

Bedroom One

13'9 x 10'5 max points (4.19m x 3.18m max points)

UPVC window, radiator, fitted wardrobes.

Bedroom Two

12'7 x 8'0 (3.84m x 2.44m)

Double glazed window, radiator, fitted wardrobes.

Bedroom Three

10'7 x 8'4 max points (3.23m x 2.54m max points)

UPVC window, radiator, fitted wardrobes.

Bathroom

9'8 x 8'2 (2.95m x 2.49m)

Free standing roll top bath, separate shower cubicle, wash hand basin, w/c, feature radiator, hand towel rail, double glazed windows.

Externally

To the rear, there is an enclosed yard with a brick store housing the combi boiler.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

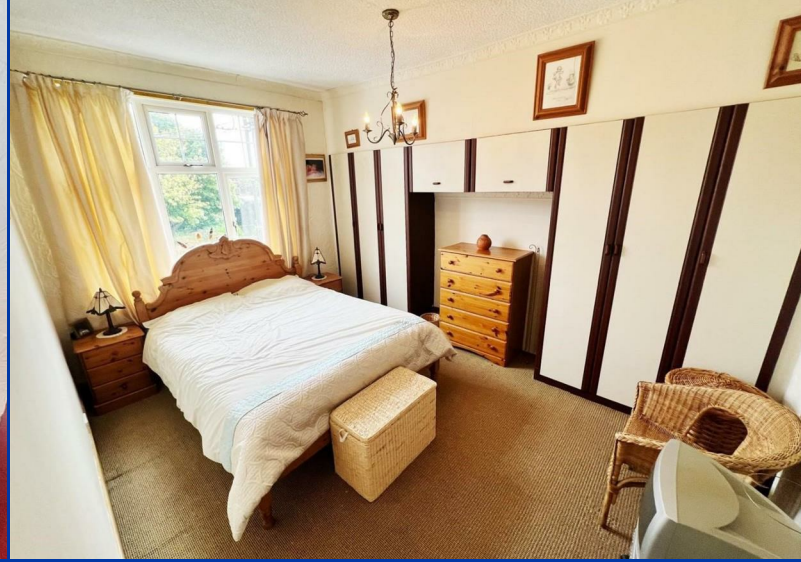
Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,555.13 p.a

Energy Rating: E

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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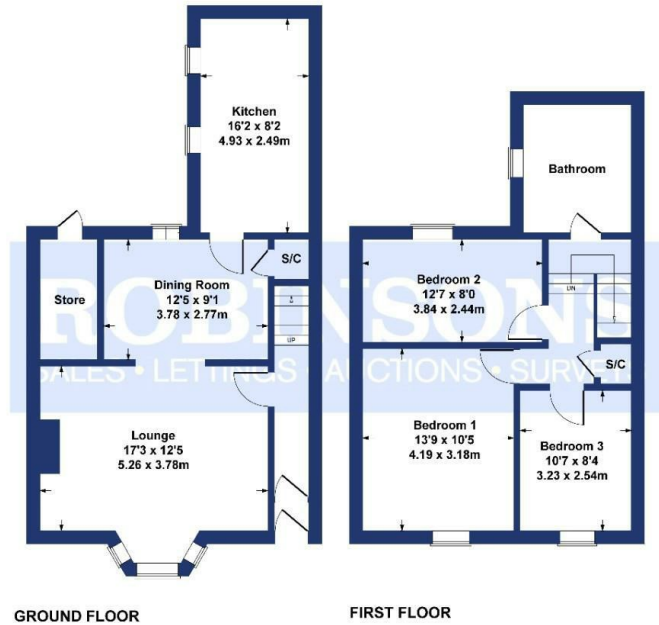
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

East View
Approximate Gross Internal Area
1126 sq ft - 105 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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