

**Lightfoot Terrace, Ferryhill, DL17 8NN**  
**3 Bed - House - Mid Terrace**  
**£79,950**

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\*\*\* Attention First Time Buyer \*\*\*

Robinsons are pleased to offer to the market this recently renovated THREE BEDROOM MID TERRACE HOUSE, which is offered to the market with no onward chain. Located approximately five minutes walk from Ferryhill Market Place, local amenities and excellent transport links to nearby Darlington, Durham City and Teesside. The property has many added benefits and some of its key features are UPVC double glazing, gas central heating, new modern kitchen with integrated appliances, stylish bathroom and ample living space and in our opinion the property would suit a variety of purchasers from the first time buyer to property investor.

In brief the property comprise of; entrance hallway, spacious lounge, new kitchen / diner, inner hall which provides access to the rear and the stylish bathroom. To the first floor there is a good sized landing area which gives access to three bedrooms. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating D  
Council Tax Band A

#### Hallway

Wood effect flooring, stairs to the first floor.

#### Lounge

13'9 x 12'3 (4.19m x 3.73m)

UPVC window, radiator, electric fire and surround, wood effect flooring.

#### Kitchen/Diner

15'5 x 10'6 (4.70m x 3.20m)

Modern wall and base units, stainless steel sink with mixer tap and drainer, tiled splashbacks, space for fridge freezer, extractor fan, plumbed for washing machine, radiator, storage cupboard, wood effect flooring, electric cooker point, space for dining room table.

#### Inner Hall

Tiled flooring, storage cupboard.

#### Bathroom

8'2 x 5'7 (2.49m x 1.70m)

Modern fully tiled suite with white panelled bath with shower over, wash hand basin, w/c, uPVC window, radiator, extractor fan.

#### Landing

New floor coverings, loft access.

#### Bedroom One

12'5 x 10'6 max points (3.78m x 3.20m max points )

UPVC window, radiator, airing cupboard, storage cupboard, new floor coverings.

#### Bedroom Two

14'1 x 7'5 max points (4.29m x 2.26m max points)

UPVC window, radiator, new floor covering.

#### Bedroom Three

8'4 x 7'6 (2.54m x 2.29m)

UPVC window, radiator, new floor covering.

#### Externally

To the rear, there is an enclosed yard.





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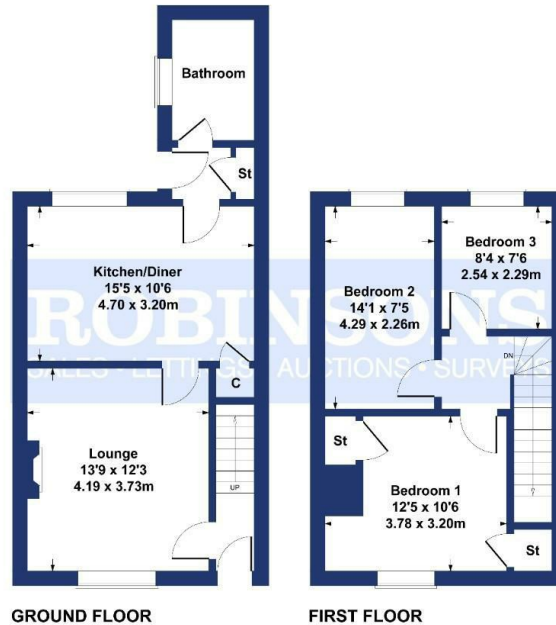
Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager

**Lightfoot Terrace**  
Approximate Gross Internal Area  
833 sq ft - 77 sq m



GROUND FLOOR

FIRST FLOOR

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			
		67	83
England & Wales		EU Directive 2002/91/EC	

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

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1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## SEDGFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgfield.co.uk

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

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