

Lightfoot Terrace, Ferryhill, DL17 8NN  
3 Bed - House - Mid Terrace  
Reduced £75,950

**ROBINSONS**  
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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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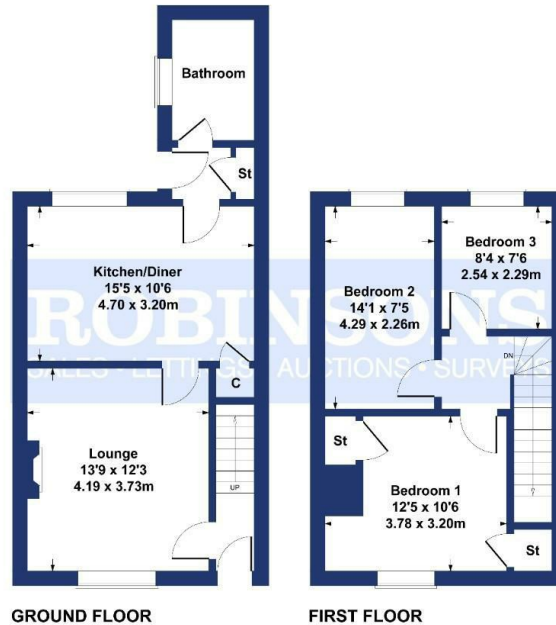
Property Auctions

Lettings and Management

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
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		67	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
102-110	A		
81-91	B		
69-80	C		
55-64	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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## SEDGFIELD

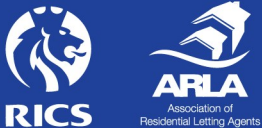
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