



Rowlandson Terrace, Ferryhill, DL17 8AR
2 Bed - House - Mid Terrace
Reduced £44,950

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Robinsons are delighted to offer to the market this excellent opportunity to acquire this good sized two bedroom mid terraced family home, which in our opinion should suit a variety of purchasers from the first time buyer to property investor. This comfortable home is conveniently located for near by shops and Ferryhill market place which lies approximately 1/2 a mile away. Viewing is essential to appreciate the accommodation on offer and the property benefits from UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.

Briefly comprising of; ENTRANCE, hall, open plan lounge/dining room, fitted kitchen. Whilst to the first floor there is two well proportioned bedrooms and white fitted bathroom. EXTERNALLY to the rear there is a easy to maintain enclosed yard.

EPC Rating D
Council Tax Band A

Hall

Tiled flooring, stairs to the first floor.

Lounge/Diner

22'1 x 14'7 max points (6.73m x 4.45m max points)

UPVC windows, radiators, tiled flooring, storage cupboard.

Kitchen

12'0 x 6'8 (3.66m x 2.03m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, tiled splashbacks and flooring, stainless steel sink with mixer tap and drainer, radiator, uPVC window.

Landing

Storage cupboard.

Bedroom One

11'4 x 11'6 (3.45m x 3.51m)

UPVC window, radiator, wood effect flooring, storage cupboard.

Bedroom Two

8'6 x 7'1 (2.59m x 2.16m)

UPVC window, radiator, wood effect flooring.

Bathroom

White panelled bath with shower over, wash hand basin, w/c, uPVC window.

Externally

To the rear, there is an enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

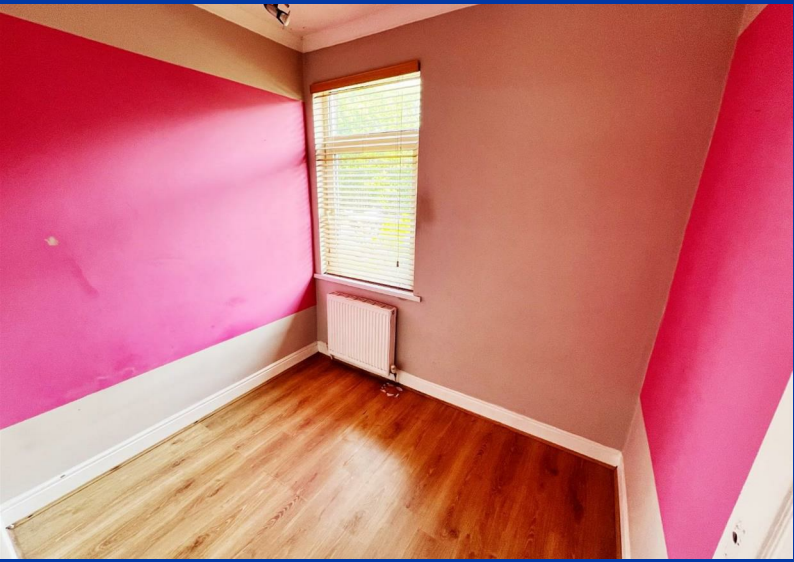
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,629.71 p.a

Energy Rating: D

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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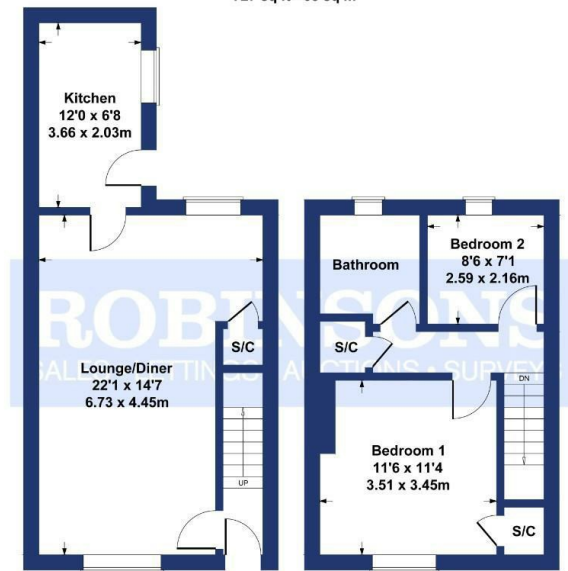
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rowlandson Terrace

Approximate Gross Internal Area
727 sq ft - 68 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. 2024

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		65	83
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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