



Milford Terrace, Ferryhill, DL17 8AG
2 Bed - House - Mid Terrace
£72,500

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ATTENTION FIRST TIME BUYERS. STUNNING TWO BEDROOM MID-TERRACE HOUSE. FINISHED TO A VERY HIGH STANDARD, ABSOLUTELY IMMACULATE THROUGHOUT, ONE OF THE BEST OF ITS TYPE AVAILABLE AT THE MOMENT. 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, the property has been refurbished throughout and is presented in immaculate decorative order, with all fitted carpets, blinds and light fittings included in the sale. With the benefit of gas central heating via combination boiler and UPVC double glazing, the property features a superb kitchen and a beautiful bathroom.

The accommodation briefly comprises: Entrance vestibule, open plan lounge/dining room, quality kitchen, to the first floor is two double Bedrooms and stunning family bathroom on the first floor. Externally to the front elevation there is an easy to maintain forecourt, while to the rear there is an enclosed yard. 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

Vestibule

Tiled flooring.

Lounge/Diner

22'1 x 15'1 (6.73m x 4.60m)

UPVC bay window, radiators, uPVC window, space for dining room table, electric fire and surround.

Kitchen

9'7 x 6'9 (2.92m x 2.06m)

Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashbacks and flooring, radiator, uPVC window, spotlights.

Landing

Large storage cupboard, loft access.

Bedroom One

15'1 x 10'5 max points (4.60m x 3.18m max points)

UPVC window, radiator.

Bedroom Two

11'3 x 7'8 max points (3.43m x 2.34m max points)

Airing cupboard, storage cupboard, uPVC window, radiator.

Bathroom

9'7 x 6'2 (2.92m x 1.88m)

White panelled bath, shower cubicle, wash hand basin, w/c,

tiled flooring and splashbacks, spotlights, uPVC windows, extractor fan.

Externally

To the front elevation, there is a easy to maintain forecourt. While to the rear, there is an enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

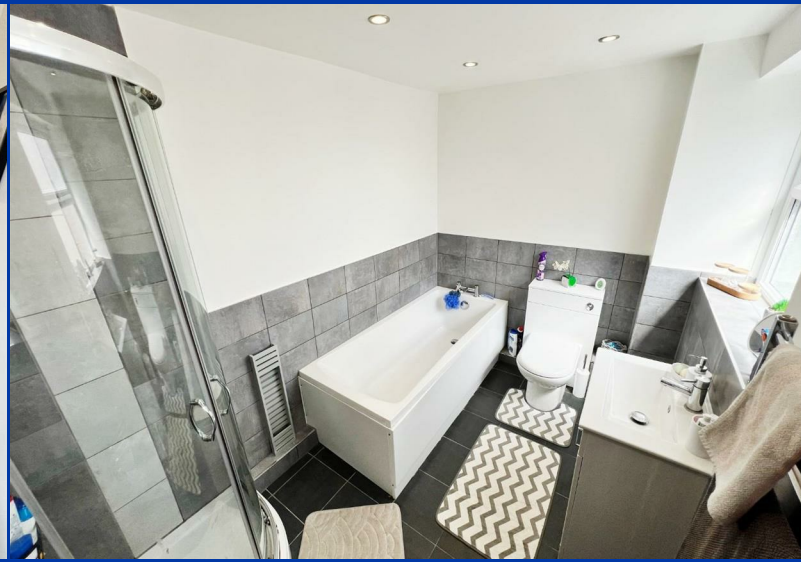
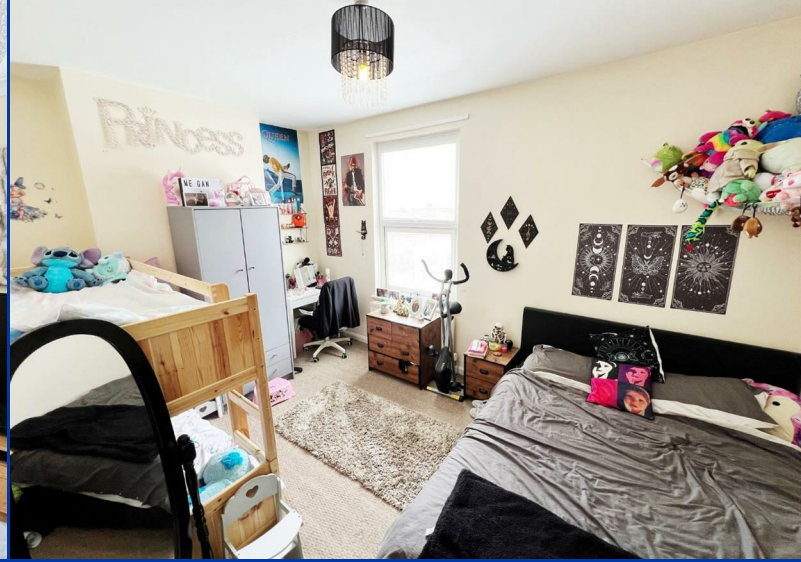
Tenure: Freehold

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

£1,629.71 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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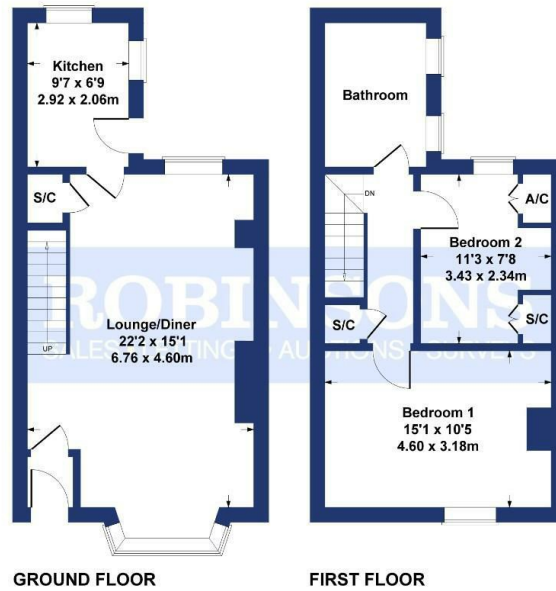
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Milford Terrace
Approximate Gross Internal Area
818 sq ft - 76 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-64	E		
45-58	F		
35-47	G		
Not energy efficient - higher running costs			
		52	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
75-84	D		
59-64	E		
45-58	F		
35-47	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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