

Rutherford Terrace, Ferryhill, DL17 8AW
2 Bed - House - Terraced
Offers Over £59,950

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We offer to the market this WELL PRESENTED, SPACIOUS TWO BEDROOMED MID TERRACED HOUSE which is offered to the market in good decorative order throughout, occupying a convenient location to local shops, schools and amenities and in our opinion would suit a variety of purchasers including the first time buyer, the property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and briefly comprises ENTRANCE VESTIBULE, LOUNGE with feature fire surround and electric fire, archway to DINING ROOM with feature fire surround, WHITE FITTED KITCHEN. To the first floor there are TWO WELL PROPORTIONED BEDROOMS and BATHROOM with corner spa bath and separate shower cubicle, externally to the front elevation is a easy to maintain forecourt, while to the rear there is a enclosed yard.

EPC Rating D
Council Tax Band A

Entrance Vestibule

Access to hall, wood effect flooring.

Lounge

UPVC bay window, radiator, electric fire and surround, new floor covering.

Dining Room

Feature fire and surround, radiator, uPVC window, storage cupboard, new floor covering.

Kitchen

White wall and base units, stainless steel sink with mixer tap, breakfast bar, uPVC window's, radiator, space for fridge freezer, plumbed for washing machine, space for dryer, electric cooker point, tiled flooring, smart worktops with matching splashbacks, spotlights.

Landing

Loft access, new floor covering.

Bedroom One

Radiator, uPVC windows, new floor covering.

Bedroom Two

Radiator, uPVC windows, fitted wardrobes, new floor covering.

Bathroom

Corner bath, wahs hand basin, W/C, shower cubicle, uPVC window, radiator, tiled splashbacks.

Externally

To the front elevation there is a forecourt, whilst 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. £1,629.71p.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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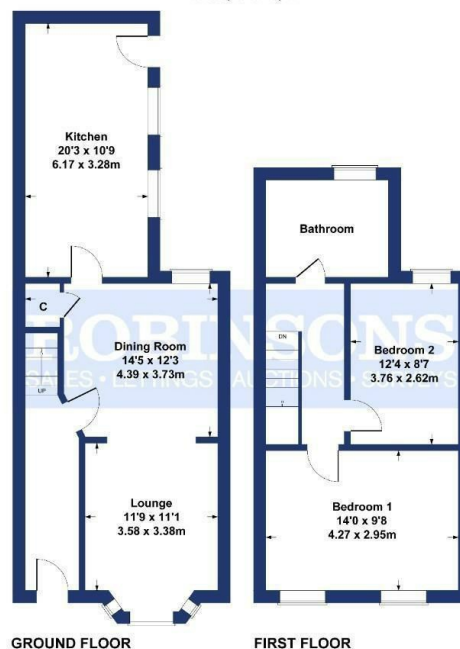
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rutherford Terrace

Approximate Gross Internal Area
1043 sq ft - 97 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. 2021

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (48-54) | E | | |
| (35-47) | F | | |
| (1-34) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 58 | 80 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (48-54) | E | | |
| (35-47) | F | | |
| (1-34) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

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