

Rowlandson Terrace, Ferryhill, DL17 8AR  
3 Bed - House - Mid Terrace  
Reduced £69,950

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Robinsons are delighted to offer to the market this excellent opportunity to acquire this good sized three 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 and the property has been well maintained over recent years by the current owners. 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, hallway, open plan lounge/dining room, white fitted kitchen. Whilst to the first floor there is three well proportioned bedrooms with master having the added bonus of fitted wardrobes and attractive fitted bathroom. EXTERNALLY to the rear there is a easy to maintain enclosed yard.

EPC Rating D  
Council Tax Band A

#### Hallway

Wood effect flooring, radiator, stairs to first floor.

#### Lounge

11'5 x 10'4 max points (3.48m x 3.15m max points)

Wood effect flooring, radiator, uPVC window.

#### Dining Room

11'9 x 11'1 (3.58m x 3.38m )

Wood effect flooring, radiator, storage cupboard, electric fire and surround.

#### Kitchen

8'2 x 6'8 (2.49m x 2.03m )

Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, tiled splashbacks and flooring, uPVC window, access to the rear.

#### Landing

Loft access.

#### Bedroom One

11'1 x 8'9 max points (3.38m x 2.67m max points)

UPVC window, radiator, stylish flooring, fitted wardrobes.

#### Bedroom Two

10'3 x 7'3 max points (3.12m x 2.21m max points)

Fitted wardrobes, radiator, uPVC window, stylish flooring.

#### Bedroom Three

10'2 x 7'2 max points (3.10m x 2.18m max points)

Fitted wardrobes, wood effect flooring, uPVC window, radiator.

#### Shower Room

Walk in shower cubicle, wash hand basin, W/C, tiled splashbacks, uPVC window, feature radiator.

#### Externally

To the rear, there is an enclosed yard with a useful brick store.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: Average

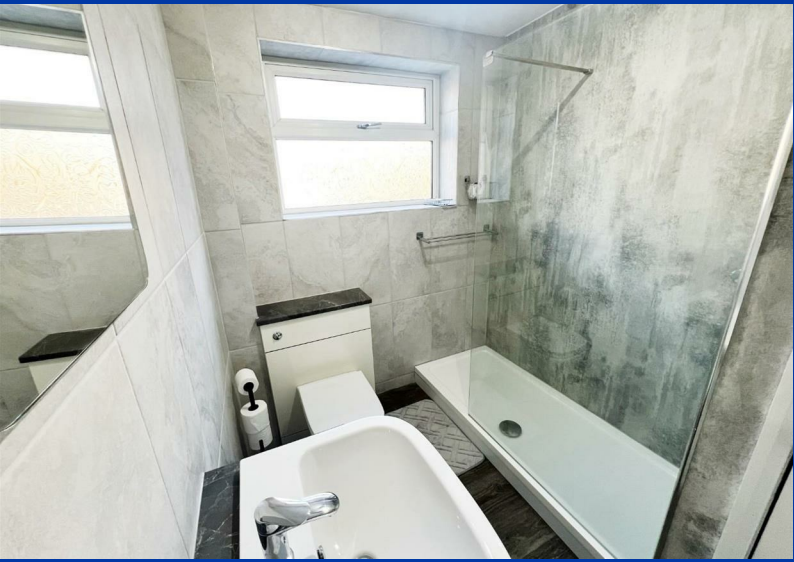
Tenure: Freehold

Council Tax: Durham County Council, Band - Approx.

£1,627.87p.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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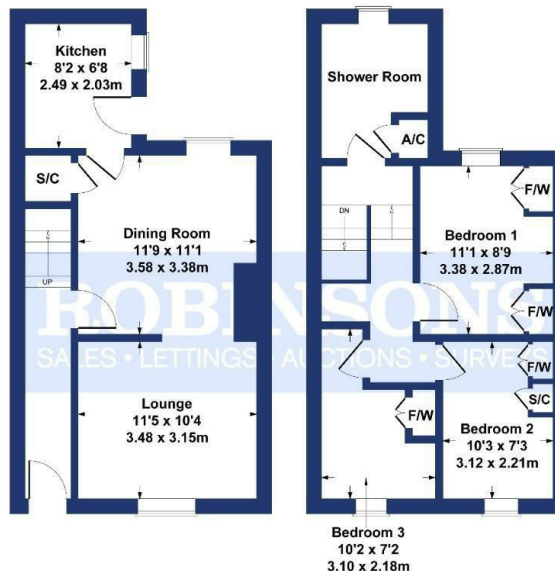
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Rowlandson Terrace

Approximate Gross Internal Area  
811 sq ft - 75 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		
105-91	B		
89-85	C		
82-81	D		
75-74	E		
69-68	F		
63-62	G		
Not energy efficient - higher running costs			
		67	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
75-61	D		
59-54	E		
51-38	F		
11-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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