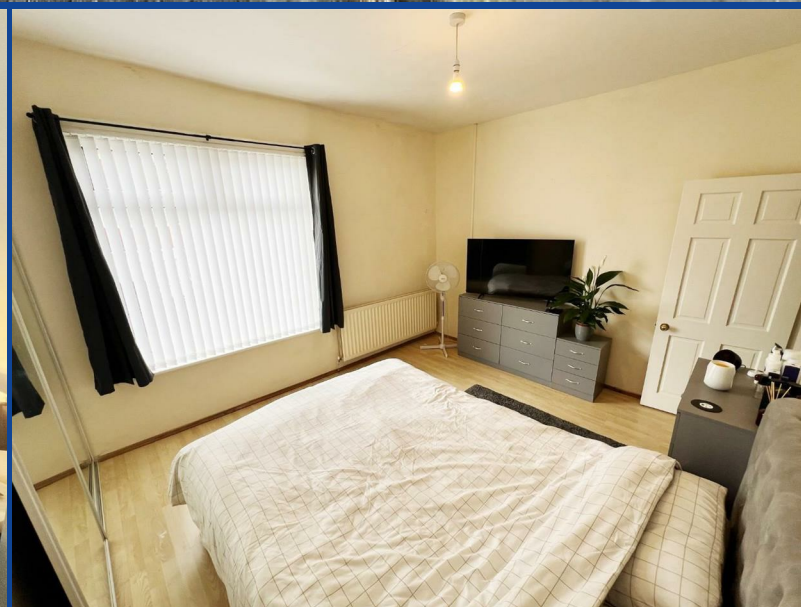
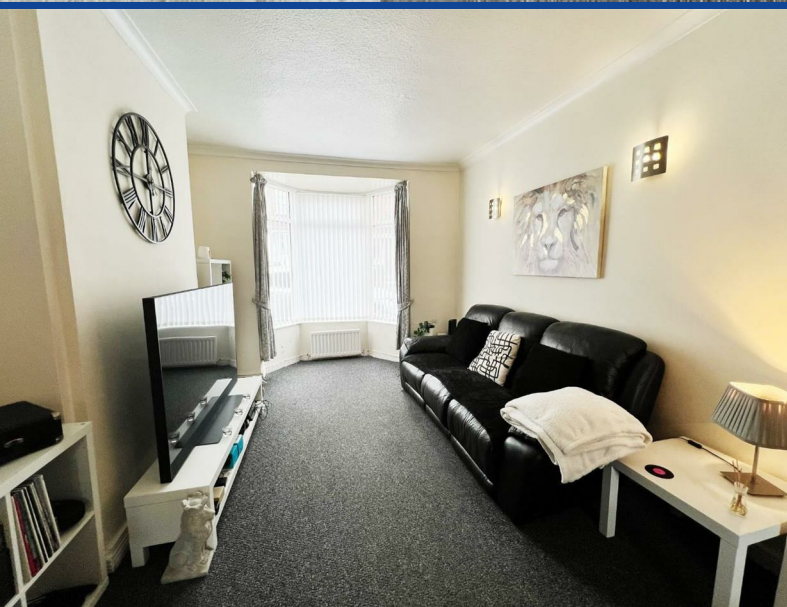




Church Lane, Ferryhill, DL17 8LT
2 Bed - House - Mid Terrace
£74,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market, with vacant possession or with a sitting tenant, this perfect first time buyer/investment two bedroom mid terrace property, Situated on the popular and sought-after location of Church Lane, Ferryhill, the property is ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links making this a perfect home for numerous buyers including first time buyers and investors, early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance hallway, spacious lounge, separate dining room, fitted kitchen, to the first floor is a landing area, two good sized bedrooms and bathroom. Externally to the front elevation there is an easy to maintain forecourt and to rear is a enclosed yard. Properties in this area really come to the market so early viewing is again advised to avoid any disappointment.

EPC Rating D
Council Tax Band A

Sitting tenant is currently paying £475PCM

Hallway

Radiator, wood effect flooring, stairs to first floor.

Lounge

11'3 x 10'9 + bay (3.43m x 3.28m + bay)
UPVC bay window, radiator.

Dining Room

12'7 x 10'8 max points (3.84m x 3.25m max points)
Radiator, french doors leading to rear, storage cupboard.

Kitchen

12'8 x 6'3 (3.86m x 1.91m)
Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge freezer, plumbed for washing machine, uPVC window, radiator, tiled flooring.

Landing

Loft access.

Bedroom One

13'0 x 11'2 (3.96m x 3.40m)
UPVC window, radiator, wood effect flooring, fitted wardrobes.

Bedroom Two

12'7 x 8'6 (3.84m x 2.59m)
UPVC window, radiator, wood effect flooring, airing cupboard.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, fully tiled, radiator, uPVC window.

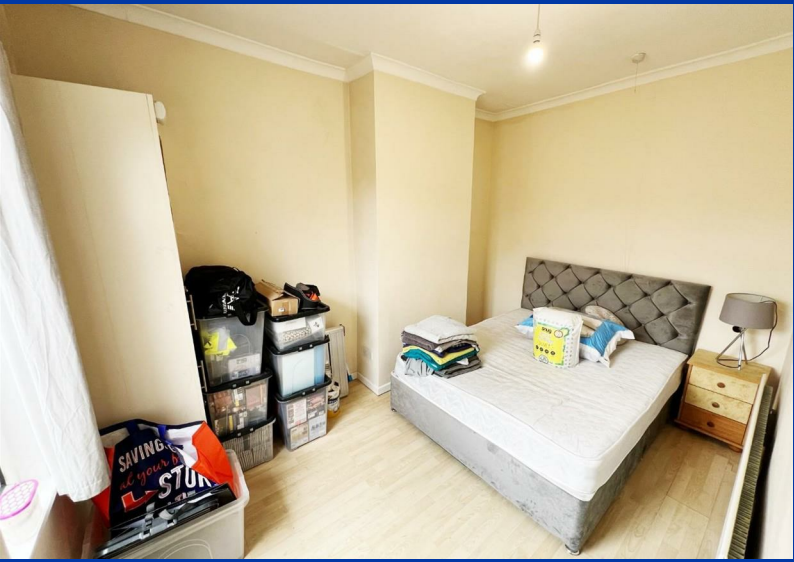
Externally

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

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 10000Mbps*
Mobile Signal/Coverage: Good EE/O2/Three/Vodafone
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,703.96 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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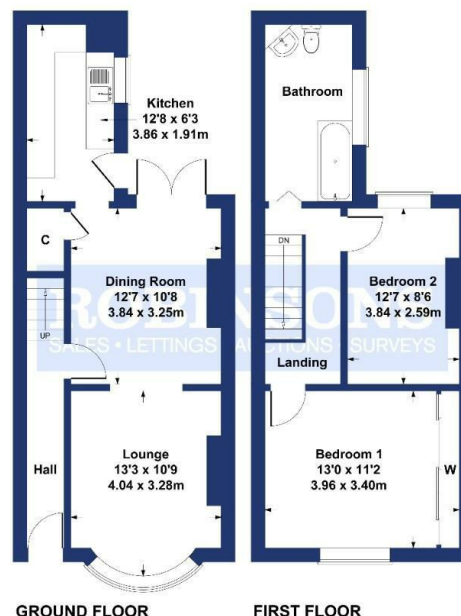
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Church Lane, Ferryhill, DL17 8LT

Approximate Gross Internal Area
853 sq ft - 79 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (35-44)	
G (21-34)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (35-44)	
G (21-34)	
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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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