

**Hallgarth Terrace, Ferryhill, DL17 8HZ**  
**2 Bed - House - Mid Terrace**  
**£54,950**

**ROBINSONS**  
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Robinsons are pleased to offer to the market, this TWO BEDROOM MID TERRACED HOME. Situated within approximately 1/4 a mile away from Ferryhill market place where you can find a range of local amenities, schooling and transport links. This comfortable home benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING. Viewing is essential to appreciate the accommodation on offer.

Briefly comprises of: ENTRANCE vestibule, Spacious LOUNGE, KITCHEN, ground floor shower room. Whilst to the first floor, there are TWO WELL PROPORTIONED BEDROOMS. Externally, there is a yard to the rear. In more detail the accommodation comprises of;

EPC Rating D  
Council Tax Band A

All services/appliance have not, and will not be tested

#### **Vestibule**

Access to lounge.

#### **Lounge**

14'1 x 14'3 max points (4.29m x 4.34m max points)  
UPVC window, radiator.

#### **Kitchen**

10'6 x 8'8 max points (3.20m x 2.64m max points)  
Wall and base units, sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, gas cooker point, radiator, uPVC window, access to rear.

#### **Inner Hall**

Stairs to first floor and access to shower room.

#### **Shower Room**

Shower cubicle, wash hand basin, W/C, uPVC window, radiator, tiled splashbacks.

#### **Landing**

Loft access, uPVC window.

#### **Bedroom One**

12'9 x 11'7 max points (3.89m x 3.53m max points)  
UPVC window, radiator, storage cupboard.

#### **Bedroom Two**

8'5 x 6'7 (2.57m x 2.01m )  
UPVC window, radiator.

#### **Externally**

To the rear is an enclosed yard.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal/Coverage:

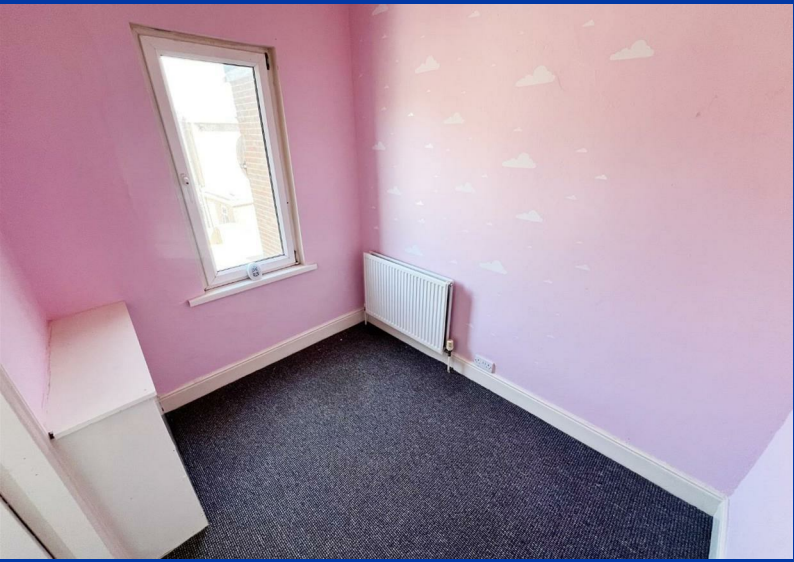
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.  
£1,708.78 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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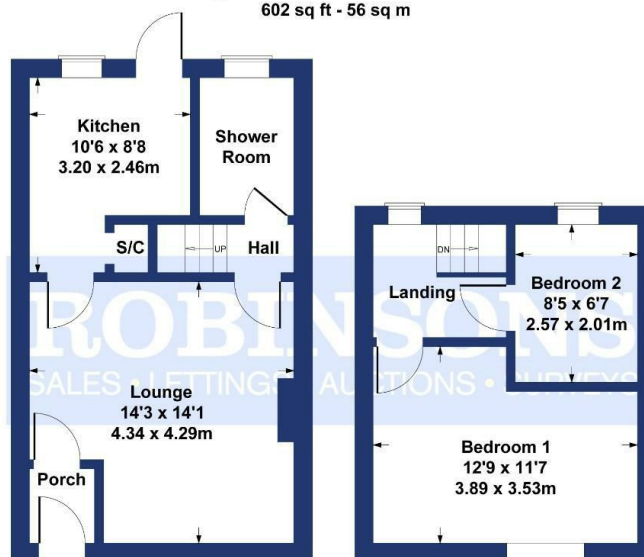
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Strategic Marketing Plan

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## Hallgarth Terrace

Approximate Gross Internal Area  
602 sq ft - 56 sq m



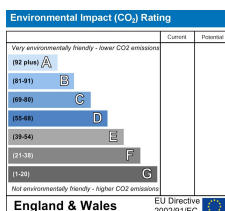
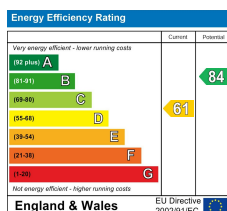
GROUND FLOOR

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



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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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