



Kitchener Terrace, Ferryhill, DL17 8AX
2 Bed - House - Terraced
Reduced £63,950

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Robinsons are delighted to offer to the sales market, this beautiful stunning two bedroom extended mid terrace house located on a popular street approximately a mile from Ferryhill Town Centre where there are a range of shopping and leisure facilities. The property has an endless amount of benefits and some of its key features are gas central heating, UPVC double glazing, spacious lounge, superb kitchen and a well presented shower room.

The accommodation briefly comprises: Entrance Hall, spacious Lounge, separate dining room, quality kitchen, to the first floor is a lovely Shower room and two double Bedrooms. Externally there is an enclosed yard to the rear. An internal inspection is essential to appreciate the property fully and is highly recommended.

EPC Rating D
Council Tax Band A

Hall

Wood effect flooring, stairs to 1st Floor

Lounge

14'5 x 12'5 max (4.39m x 3.78m max)

Wood effect flooring, radiator, UPVC window

Dining Room

15'8 x 12'5 (4.78m x 3.78m)

wood effect flooring, radiator, storage cupboard, French doors leading to rear

Kitchen

14'0 x 6'8 (4.27m x 2.03m)

Modern wall and base units, integrated fridge freezer, stylish sink with mixer tap and drainer. plumbed for washing machine, electric cooker point, extractor fan, tiled splash backs UPVC window and tiled flooring

Landing

quality flooring, radiator, loft access

Bedroom One

12'6 x 11'9 (3.81m x 3.58m)

UPVC window, radiator, quality flooring, fitted wardrobes.

Bedroom Two

11'8 x 10'8 (3.56m x 3.25m)

Fitted wardrobes, radiator, UPVC windows

Shower Room

14'0 x 6'7 (4.27m x 2.01m)

Walk in shower, wash hand basin, w/c, radiator, UPVC window, airing cupboard

Externally

To the rear there is a easy to maintain yard

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: average Good

Tenure: Freehold

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

£1,627.87 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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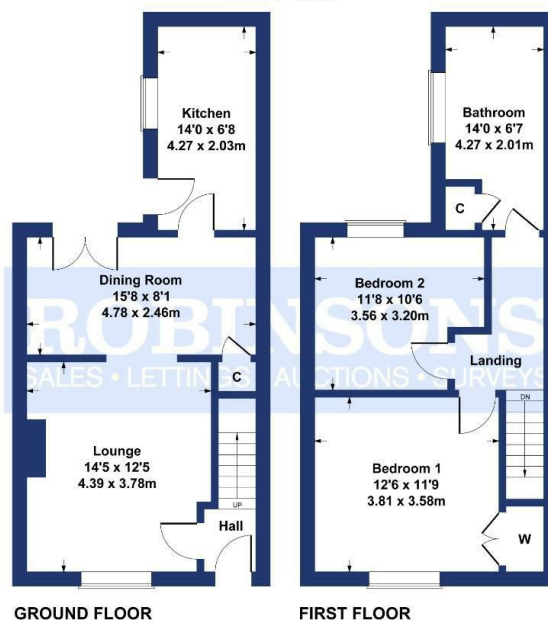
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Strategic Marketing Plan

Dedicated Property Manager

Kitchener Terrace

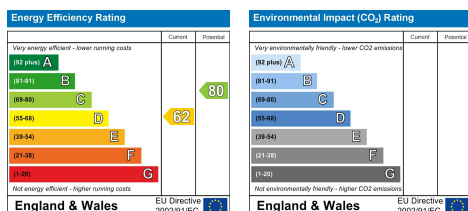
Approximate Gross Internal Area
920 sq ft - 85 sq m



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. 2025



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