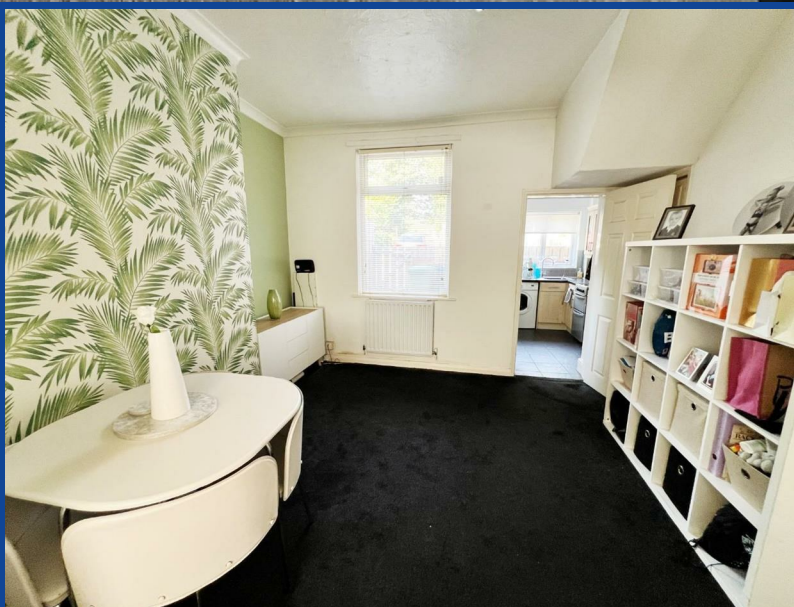




Rowlandson Terrace, Ferryhill, DL17 8AR
2 Bed - House - Terraced
£59,950

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Robinsons are delighted to offer to the market this excellent opportunity to acquire this good sized two 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, fitted kitchen. Whilst to the first floor there is two 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

Stairs to first floor.

Lounge

11'7 x 10'6 max points (3.53m x 3.20m max points)
UPVC window, radiator.

Dining Room

12'0 x 10'9 max points (3.66m x 3.28m max points)
UPVC window, radiator.

Kitchen

8'7 x 7'3 (2.62m x 2.21m)
Wall and base units, stainless steel sink with mixer tap and drainer, tiled splashbacks, radiator, uPVC window, electric cooker point, space for fridge freezer, tiled flooring.

Landing

Loft access.

Bedroom One

12'9 x 10'6 max points (3.89m x 3.20m max points)
UPVC window, radiator, fitted wardrobe.

Bedroom Two

11'6 x 9'4 max points (3.51m x 2.84m max points)
UPVC window, radiator.

Bathroom

8'7 x 8'1 (2.62m x 2.46m)
Panelled bath, shower cubicle, wash hand basin, W/C, tiled flooring, uPVC window, radiator.

Externally

To the rear is an enclosed yard.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: GCH
Broadband: Ultra-fast 10000Mbps *
Mobile Signal: Average
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.



OUR SERVICES

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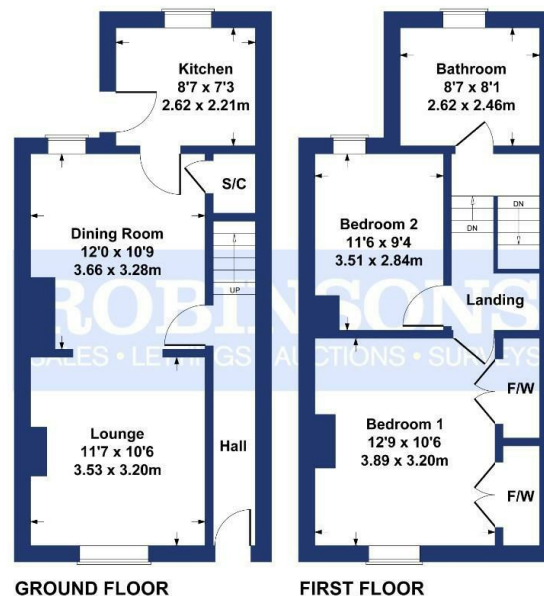
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rowlandson Terrace

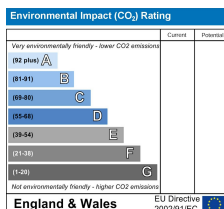
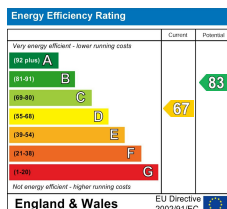
Approximate Gross Internal Area
799 sq ft - 74 sq m



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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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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