



Paxton Street, Ferryhill, DL17 8NU
3 Bed - House - End Terrace
Asking Price £57,500

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Robinsons are delighted to present to the market this well-presented THREE BEDROOM END TERRACED PROPERTY, ideally suited to first-time buyers and investors alike. Conveniently located close to excellent transport links providing easy access to Durham City, Darlington and Teesside, the property also enjoys proximity to local amenities and Ferryhill Market Place. Further benefits include a modern fitted kitchen, stylish family bathroom, UPVC double glazing and gas central heating throughout. Early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises: ENTRANCE HALLWAY, SPACIOUS LOUNGE and a FITTED KITCHEN/DINING ROOM to the ground floor. To the first floor there are THREE WELL PROPORTIONED BEDROOMS and a MODERN FAMILY BATHROOM/WC.

Externally, the property benefits from a GOOD SIZED ENCLOSED REAR YARD, providing a private outdoor space.

EPC Rating: TBC
Council Tax Band: A

Hallway

With central heating radiator and stairs leading to first floor.

Lounge

13'8x13'1 (4.17mx3.99m)

With electric fire and surround, central heating radiator and upvc window.

Kitchen/Dining Room

10'8x16'3 (3.25mx4.95m)

Fitted with a modern range of wall and base units, stylish sink unit with mixer tap and drainer, tiled splash backs, integrated oven, hob, extractor fan, fridge freezer, washing machine, tiled flooring, storage cupboard, space for dining table and french doors overlooking rear.

First Floor

Landing

With storage cupboard and access to loft space.

Bedroom 1

12'4x10'2 (3.76mx3.10m)

With central heating radiator and upvc window.

Bedroom 2

12'3x10'2 (3.73mx3.10m)

With central heating radiator and upvc window.

Bedroom 3

8'2x6'5 (2.49mx1.96m)

With central heating radiator and upvc window.

Bathroom

Panelled bath with shower over, WC, wash hand basin, tiled splash backs, central heating radiator and upvc window.

Externally

To the rear of the property is an enclosed yard with useful brick store.

Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – n/a

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

DURHAM

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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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