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 C
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, extrctor 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 – yes
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 £50 + VAT (£60 including VAT per individual purchaser applies for carrying out these checks.

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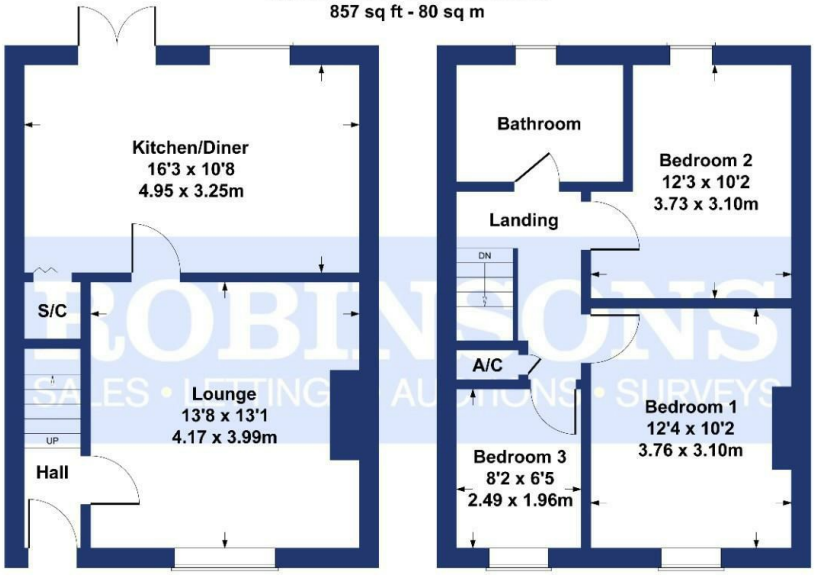
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Paxton Street

Approximate Gross Internal Area
857 sq ft - 80 sq m

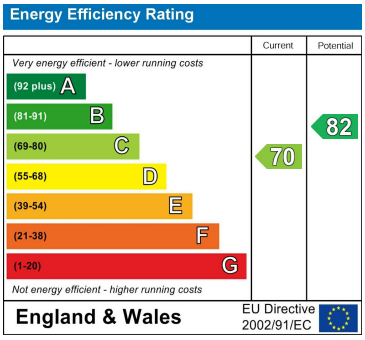


GROUND FLOOR FIRST FLOOR

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. 2026



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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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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