





Eldon Terrace, Ferryhill, DL17 0AW

3 Bed - House - Mid Terrace

£65,000

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

We are delighted to offer to the market this spacious three-bedroom mid-terraced home, available with the added benefit of no onward chain, making it an ideal purchase for first-time buyers, families and investors alike. The property is situated in the popular area of Ferryhill Station, approximately one mile from Ferryhill Market Place, where a range of shops, schools and local amenities can be found. The property also benefits from excellent transport links, with Durham City, Darlington and Teesside all within easy commuting distance, whilst the A1(M) and A19 provide convenient access to other parts of the region.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room, fitted kitchen, rear lobby and ground floor shower room. To the first floor are three well-proportioned bedrooms.

Externally, the property features a low-maintenance forecourt garden to the front elevation, whilst to the rear there is an enclosed yard offering useful outdoor space.

Early viewing is highly recommended to appreciate the space, location and potential this property has to offer.

EPC Rating C
Council Tax Band A

Hallway
Radiator, storage cupboard, wood effect flooring

Lounge
13'2 x 11'7 max points (4.01m x 3.53m max points)
UPVC bay window, radiator, wood effect flooring, electric fire and surround

Dining Room
12'4 x 12'3 (3.76m x 3.73m)
Wood effect flooring, radiator, UPVC window, stairs to first floor

Kitchen
7'2 x 7'2 (2.18m x 2.18m)
Modern wall & base units, integrated double oven, hob, stainless steel sink with mixer tap and drainer, plumbing for washing machine, UPVC window, space for fridge freezer

Shower Room
Shower cubicle, wash hand basin, w/c, UPVC window, radiator

First Floor Landing
Loft access

Bedroom One
12'4 x 11'6 max points (3.76m x 3.51m max points)
UPVC window, radiator, airing cupboard

Bedroom Two
11'0 x 8'7 (3.35m x 2.62m)
UPVC window, radiator

Bedroom Three
7'8 x 6'0 (2.34m x 1.83m)
UPVC window, radiator

Externally
To the front elevation is an easy to maintain forecourt, whilst to the rear there is a good sized enclosed yard

Agents Notes
Council Tax: Durham County Council, Band A

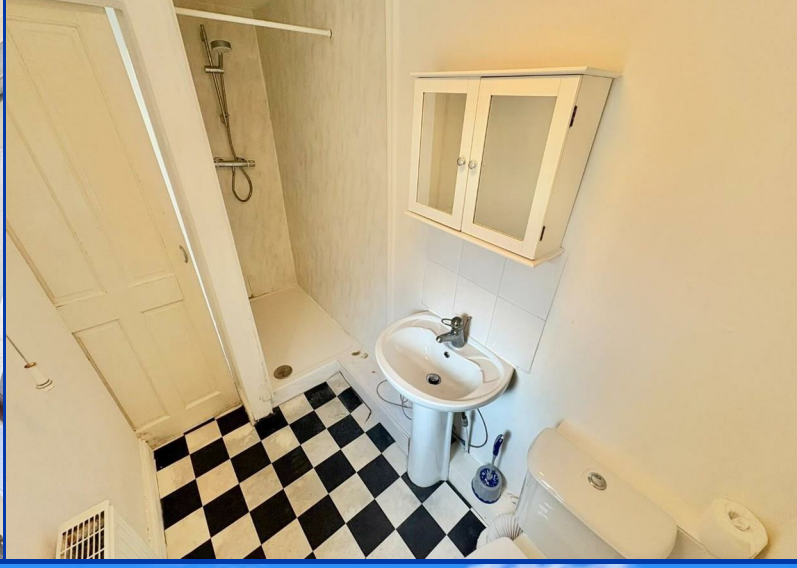
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - 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 – no
Probate –NA
Rights & Easements – None known
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 – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











OUR SERVICES

Mortgage Advice

Conveyancing

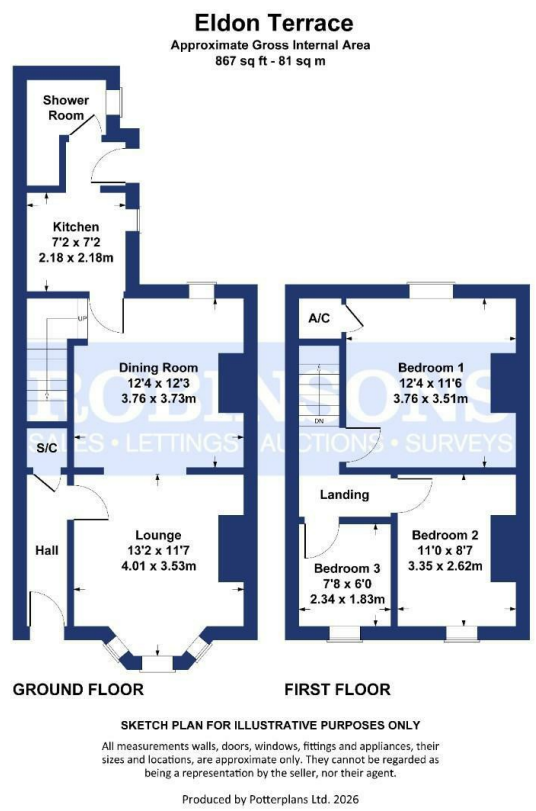
Surveys and EPCs

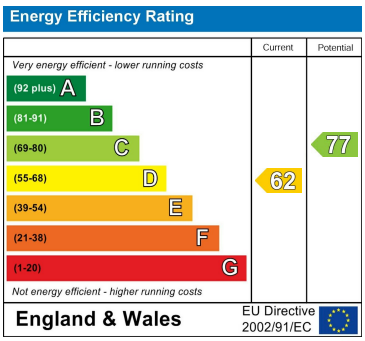
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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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.