



Kitchener Terrace, Ferryhill, DL17 8AX
3 Bed - House - Mid Terrace
£575 Per Month

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Robinsons are delighted to offer to the rental market, this good sized three bedroom 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 and spacious lounge, separate dining room.

The accommodation briefly comprises: Entrance Hall, spacious Lounge, separate dining room, good sized kitchen, to the first floor is a large landing area which gives access to three good sized bedrooms and large shower room.

MINIMUM 6 MONTHS TENANCY | BOND £675 | EPC RATING : D

SPECIFICATIONS: NO SMOKERS. PETS CONSIDERED SUBJECT TO PET RENT OF £25 PCM

Hall

Radiator And Stairs to first floor

Lounge

14'1 x 14'1 max points (4.29m x 4.29m max points)

Upvc window, radiator, multi fuel stove with lovely brick surround.

Dining room

17'4 x 8'4 (5.28m x 2.54m)

Upvc window, radiator.

Kitchen

14'3 x 7'7 (4.34m x 2.31m)

Wall and base units, stainless steel sink with mixer tap and drainer, tiled splash backs, electric cooker point, Upvc window, access to rear

Landing

Loft Access

Bedroom One

13'3 x 8'1 (4.04m x 2.46m)

Upvc window, radiator, wood effect flooring.

Bedroom Two

11'4 x 9'1 (3.45m x 2.77m)

Upvc window, radiator

Bedroom Three

11'5 x 8'0 max points (3.48m x 2.44m max points)

Upvc window, radiator

Wet room

14'2 x 7'6 (4.32m x 2.29m)

Shower, wash hand basin, W/C, chrome towel radiator, Upvc window and large storage cupboard.

Externally

To the rear is an enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Good

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.

Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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