





Broom Cottages, Ferryhill, DL17 8AY
3 Bed - House - Terraced
Asking Price £45,000

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Robinsons are delighted to offer to the sales market, with no onward chain, this spacious three-bedroom mid-terraced property, ideally situated on a popular residential street approximately one mile from Ferryhill Town Centre, which offers a range of shopping, leisure, and everyday amenities.

This well-presented home benefits from gas central heating, UPVC double glazing, a spacious lounge, two bathrooms, and three generously sized bedrooms, making it an ideal purchase for a variety of buyers.

The accommodation briefly comprises: an entrance, a spacious lounge, a good-sized kitchen/dining room, and a family bathroom to the ground floor. To the first floor, a large landing provides access to three well-proportioned bedrooms and a modern shower room.

EPC Rating: D
Council Tax Band: A

Lounge
16'1 x 16'0 (4.90m x 4.88m)
Upvc window, radiator, stairs to first floor.

Kitchen / Diner
14'9 x 9'5 (4.50m x 2.87m)
Morden wall and base units, integrated oven, hob, stainless sink with mixer tap and drainer, plumbed for washing machine, radiator, Upvc window, space dining room table.

Inner Hall
Access to rear & bathroom.

Bathroom
8'4 x 7'2 (2.54m x 2.18m)
White panelled bath, wash hand basin, w/c, radiator, Upvc window.

Landing
Loft access, radiator.

Bedroom One
16'0 x 12'9 (4.88m x 3.89m)
Upvc window, radiator.

Bedroom Two
11'5 x 6'9 (3.48m x 2.06m)
Upvc window, radiator.

Bedroom Three
9'6 x 6'8 (2.90m x 2.03m)
Upvc window, radiator.

Shower Room
Shower cubicle, wash hand basin, W/C, radiator, extractor fan.

Externally
To the rear is a enclosed small yard.

Agent notes
Council Tax: Durham County Council, Band A
Tenure: Freehold

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
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 – 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.











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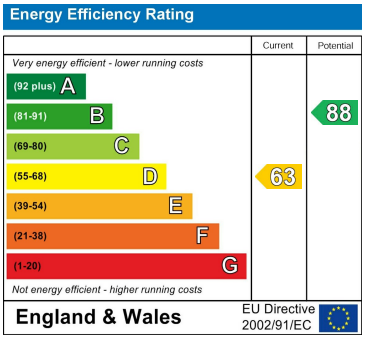
Surveys and EPCs

Property Auctions

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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.