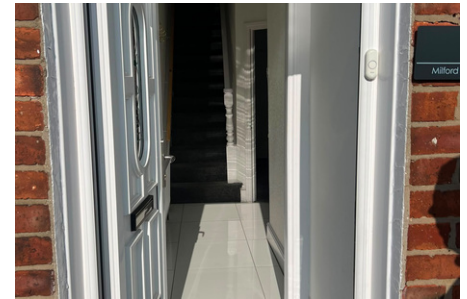




PRONTO

PROPERTY GROUP

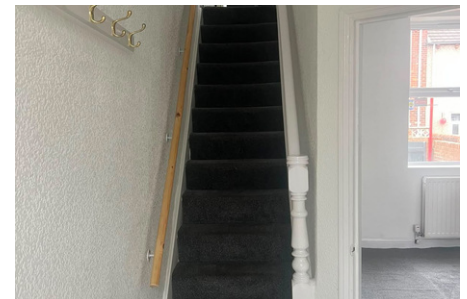
Property Particulars



13 Milford Terrace, Ferryhill, County Durham DL17 8AG Offers In Excess Of £78,000

A recently refurbished two-bedroom, two-reception-room property situated on Milford Terrace, Durham, offered to the market with no onward chain. The property has been thoughtfully updated to provide a fresh and modern feel while retaining the benefits of its well-proportioned accommodation. The ground floor offers two versatile reception rooms, providing excellent flexibility for use as separate living and dining spaces, home office accommodation or a combination to suit the needs of the new owner. The property also benefits from a recently refurbished kitchen and bathroom, while upstairs are two well-proportioned bedrooms, offering comfortable accommodation for a range of buyers. Externally, the property provides a low maintenance rear courtyard. Located in a convenient residential area, the property is well placed for access to local amenities, schools and transport links, with surrounding towns and Durham City accessible by road. With its recent refurbishment, two reception rooms and no onward chain, this property represents an excellent opportunity for those looking for a home that is ready to move into.

EPC Rating: D
Council Tax Band: B
Early viewing is highly recommended.



- Recently refurbished throughout
- Two bedrooms
- Two reception rooms
- No onward chain
- EPC Rating D
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Total floor area 77.0 m² (829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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