





Hallgarth Terrace, Ferryhill, DL17 8HZ
2 Bed - House - Mid Terrace
Starting Bid £27,000

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For sale by modern auction, starting price £27,000 plus reservation fee.

Robinsons are delighted to offer to the market this well-presented two-bedroom mid-terraced home, ideally situated within easy reach of Ferryhill Market Place, where a variety of local amenities, schools, shops, and transport links can be found. The property benefits from uPVC double glazing and gas central heating, making it an ideal purchase for a range of buyers. Early viewing is highly recommended to fully appreciate the accommodation on offer.

The accommodation briefly comprises an entrance vestibule, a spacious and welcoming lounge, a kitchen/dining room, and a ground floor bathroom. To the first floor are two generously sized bedrooms. Externally, the property enjoys an enclosed rear yard, providing useful outdoor space.

EPC Rating: TBC
Council Tax Band: A

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.
* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price
* Reservation Fees Applicable * The Modern Method of Auction

Entrance Vestibule
Access to lounge

Lounge
16'7 x 14'1 (5.05m x 4.29m)
UPVC bay window, radiator, gas fire and surround, storage cupboard

Kitchen/Diner
14'0 x 10'6 max points (4.27m x 3.20m max points)
Wall & base units, stainless steel sink with mixer tap and drainer, plumbing for automatic washing machine, gas cooker point, tiled splash backs, radiator, upvc window

Rear Lobby
Access to rear and bathroom

Bathroom
6'9 x 6'8 (2.06m x 2.03m)
Panelled bath with shower over, wash hand basin, w/c, UPVC window, radiator, tiled splash backs

First floor landing
UPVC window, loft access

Bedroom One
14'0 x 11'5 (4.27m x 3.48m)
UPVC window, radiator, airing cupboard

Bedroom Two
8'5 x 6'6 (2.57m x 1.98m)
UPVC window, radiator

Externally
To the rear is a small 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.

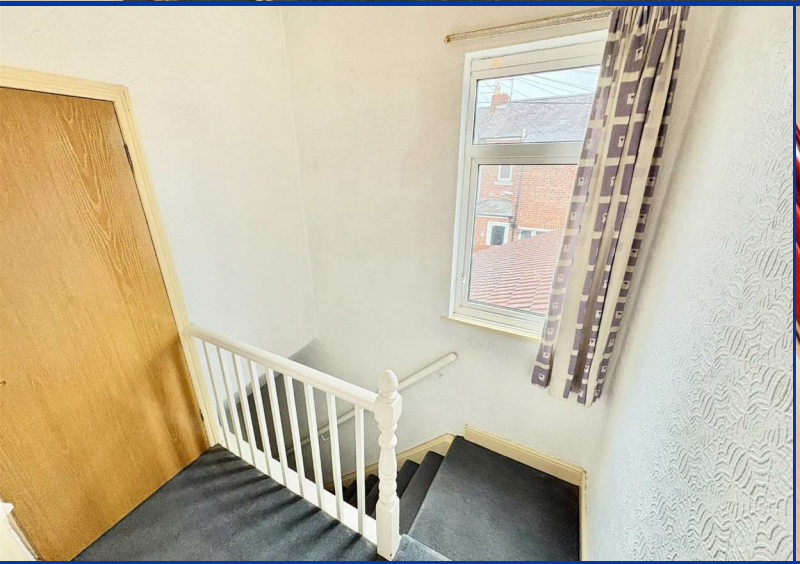
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

Auction Terms & Conditions
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.











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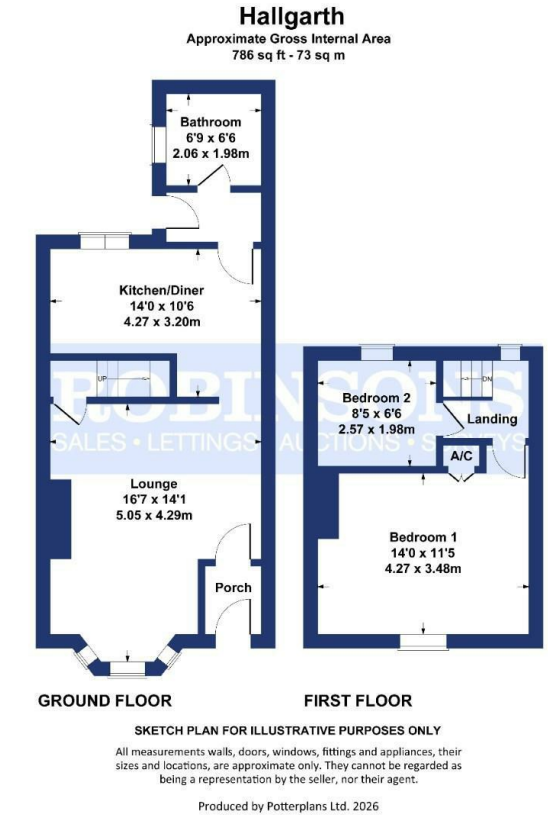
Surveys and EPCs

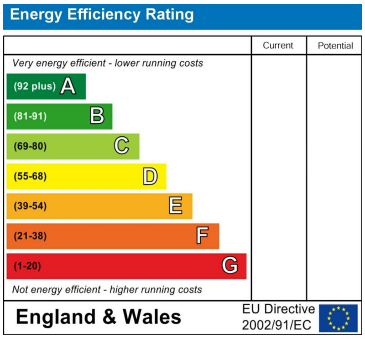
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