



**North Street, Ferryhill, DL17 8HX**  
**3 Bed - House - End Terrace**  
**£72,500**

**ROBINSONS**  
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Robinsons are delighted to offer to the market, this deceptively spacious three bedroom family home, which is offered to the market with no onward chain. Situated on the popular and sought-after location of North Road, Ferryhill and is ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links. This stunning home has an endless amount of benefits and some of its key features are, easy to maintain garden, large lounge, modern kitchen and stunning bathroom, making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment.

EPC Rating E  
Council Tax Band A

"All services/appliances have not and will not be tested."

**Hallway**  
Stylish flooring, stairs to the first floor.

**Lounge**  
14'7 x 12'9 (4.45m x 3.89m)

Stylish flooring, feature electric fire and surround, uPVC window, radiator.

**Kitchen/Diner**  
14'8 x 12'0 (4.47m x 3.66m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for American fridge freezer, dining room table, uPVC window, radiator, stylish flooring, tiled splashbacks.

**Utility Area**  
27'7 x 3'9 (8.41m x 1.14m)

Tiled flooring, access to the front and rear.

**Landing**  
Spotlights, access to the bedrooms and bathroom.

**Bedroom One**  
14'9 x 13'0 (4.50m x 3.96m)

UPVC window, radiator, wood effect flooring.

**Bedroom Two**  
12'2 x 12'0 (3.71m x 3.66m)

Wood effect flooring, uPVC window, radiator.

**Bedroom Three**  
7'5 x 4'0 (2.26m x 1.22m)

Wood effect flooring, radiator, uPVC window, access to the loft room.

**Bathroom**  
Large jacuzzi style bath, wash hand basin, w/c, chrome towel radiator, uPVC window, spotlights, tiled flooring.

**Loft Room**  
21'6 x 9'3 (6.55m x 2.82m)

Lighting and power.

### Externally

To the front elevation, there is a easy to maintain garden, off road parking for 2 vehicles. To the rear, there is another easy to maintain garden and useful storage shed which has power and lighting.

### Agent Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

"All services/appliances have not and will not be tested."

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 licensing 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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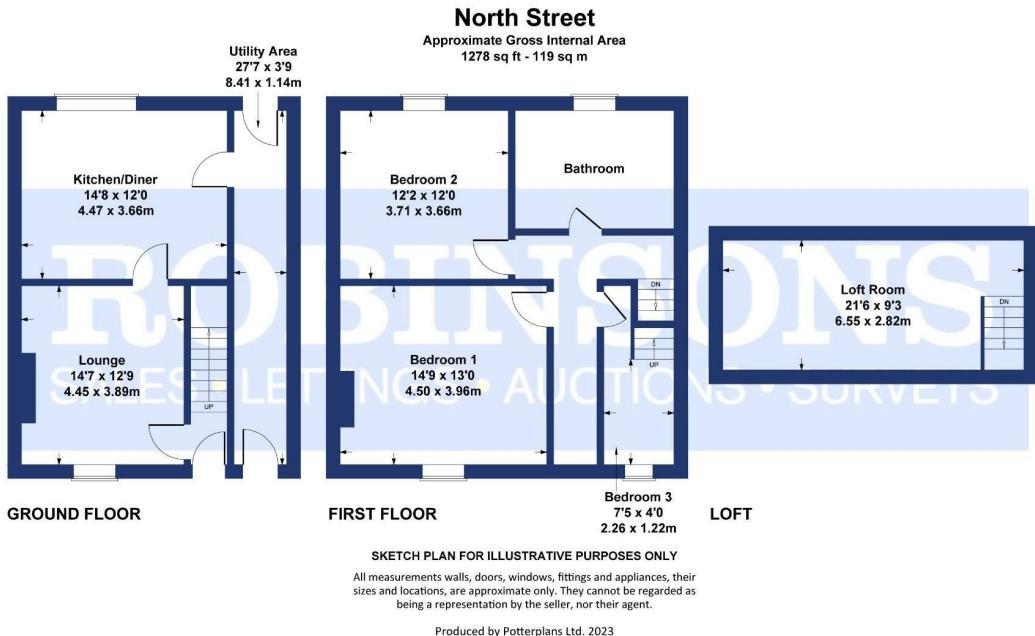
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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