



Encombe Terrace, Ferryhill  
Ferryhill



In Excess of £70,000





## 8 Encombe Terrace

Ferryhill, Ferryhill

### **Spacious 3-Bedroom Mid-Terrace – Popular Ferryhill Location**

We are delighted to welcome to the market this spacious three-bedroom mid-terrace property, offering generous accommodation in a well-connected area. Situated in the popular village of Ferryhill, the home is close to a range of local amenities, a nearby primary school, and excellent transport links including easy access to the A1.

The ground floor comprises a welcoming entrance hall, a comfortable lounge, a separate dining room, a fitted kitchen, and a ground floor bathroom—ideal for busy households or guests.

To the first floor, there are three well-proportioned bedrooms with access to the boarded attic, offering flexible additional space for storage, hobbies, or occasional use.

Externally, the property benefits from low-maintenance yards to both the front and rear.

This well-located home presents a fantastic opportunity for first-time buyers, families, or investors. Early viewing is strongly recommended.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing





#### **Vestibule**

3'10" x 2'11" (1.17m x 0.90m)

#### **Hallway**

10'1" x 3'0" (3.08m x 0.92m)

#### **Lounge**

11'4" x 11'6" (3.46m x 3.51m)

#### **Dining Room**

11'3" x 15'1" (3.44m x 4.61m)

#### **Kitchen**

11'7" x 9'6" (3.55m x 2.90m)

#### **Hallway**

2'9" x 7'1" (0.84m x 2.16m)

#### **Bathroom**

5'10" x 7'1" (1.80m x 2.16m)

#### **Landing**

2'9" x 8'10" (0.86m x 2.71m)

#### **Bedroom 1**

11'3" x 15'2" (3.44m x 4.63m)

#### **Bedroom 2**

8'6" x 9'2" (2.61m x 2.80m)

#### **Bedroom 3**

4'6" x 5'9" (1.44m x 1.74m)

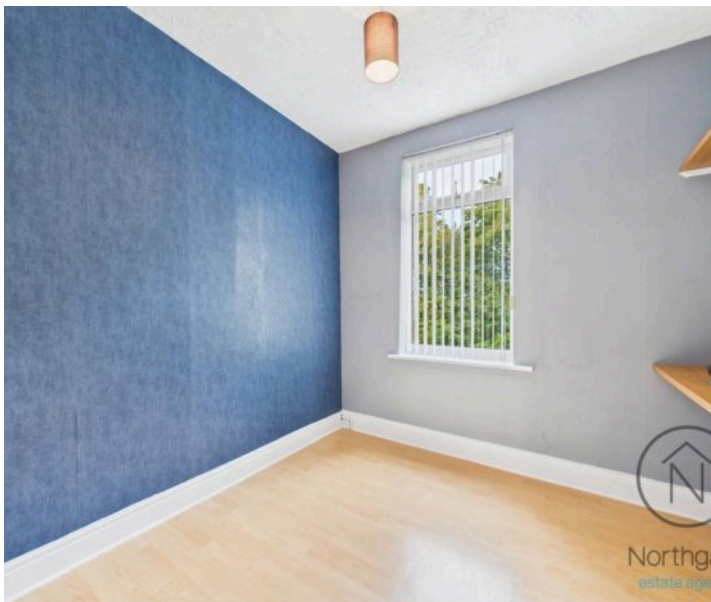
#### **Attic**

12'9" x 14'11" (3.89m x 4.57m)

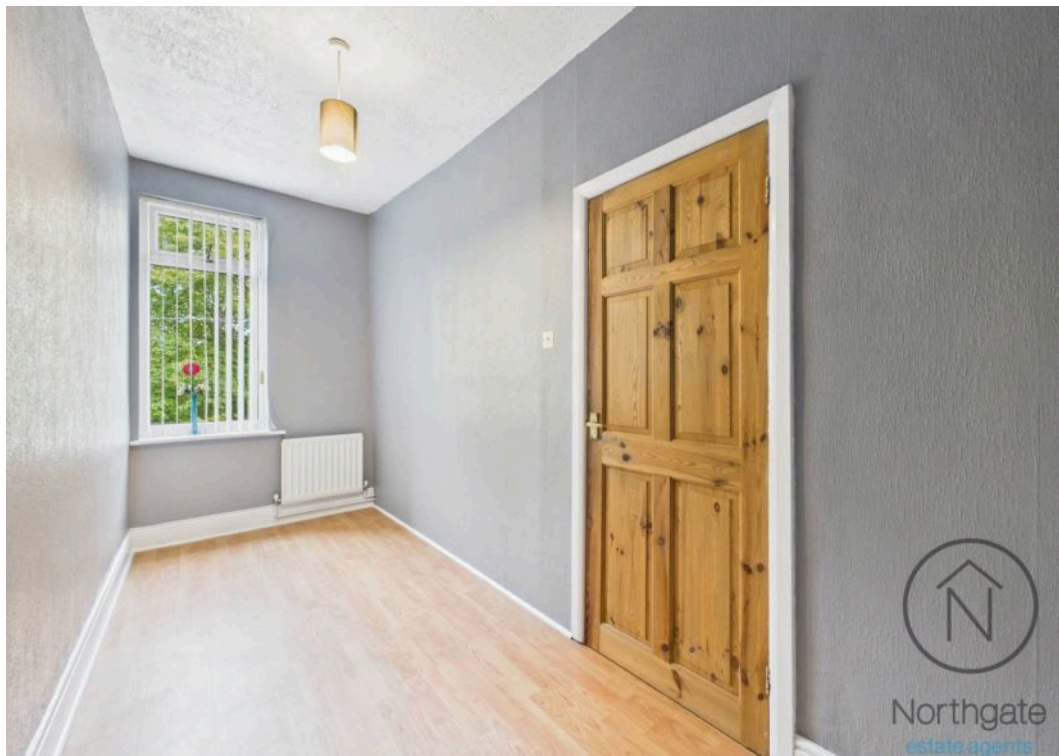




- Three Bedrooms
- Lounge / Dining Room
- Fitted Kitchen
- Refurbished Bathroom
- Enclosed Rear Yard
- Energy Performance Certificate: TBC

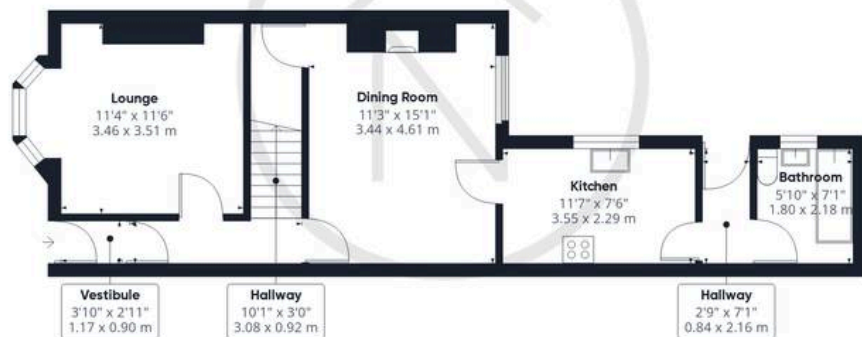








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Ground Floor



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Floor 1



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Floor 2

**Approximate total area<sup>(1)</sup>**

1048 ft<sup>2</sup>

97.4 m<sup>2</sup>

**Reduced headroom**

50 ft<sup>2</sup>

4.7 m<sup>2</sup>

(1) Excluding balconies and terraces

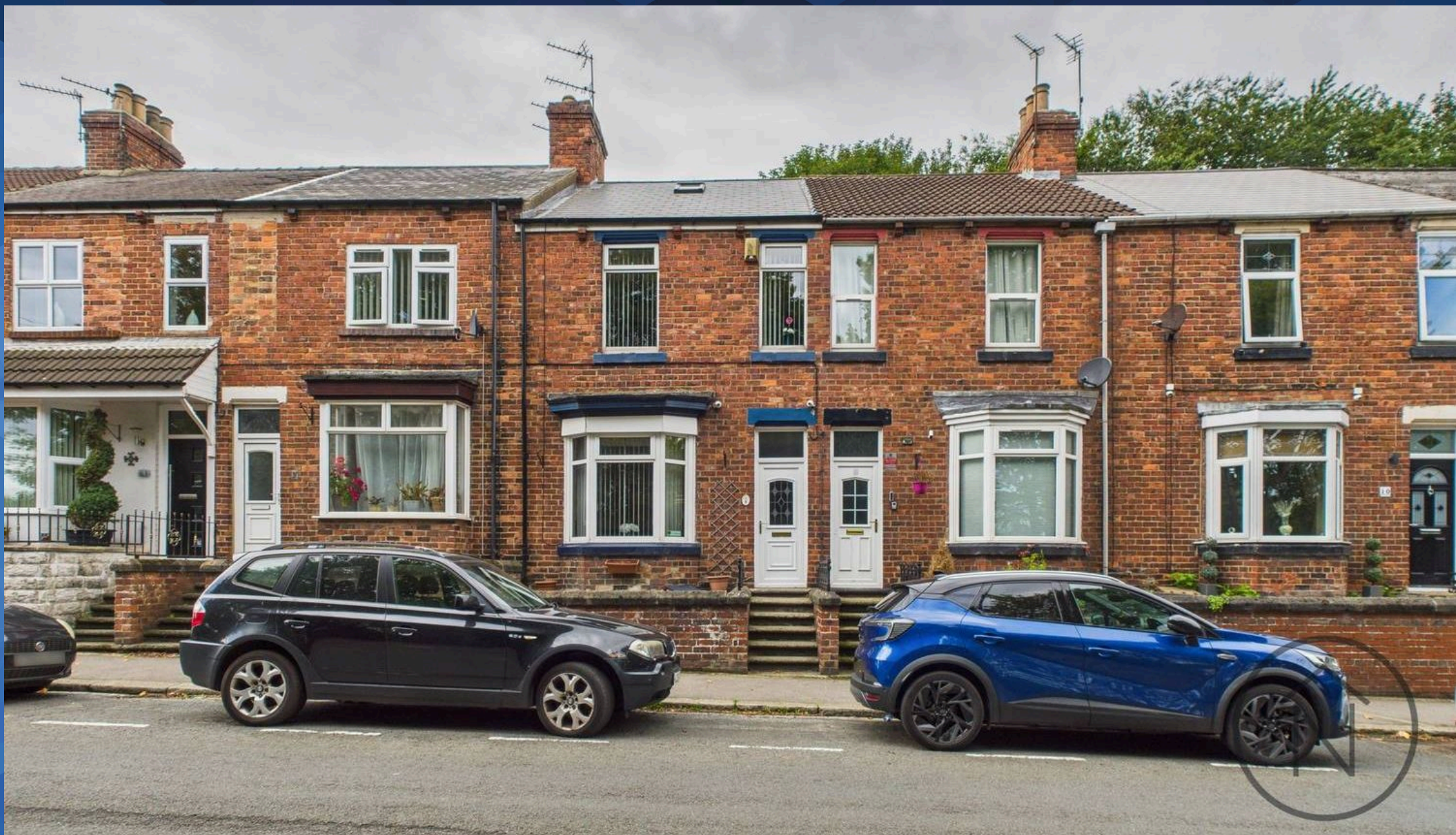
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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