

Hylton Road, Ferryhill, DL17 8QP  
2 Bed - House - End Terrace  
Starting Bid £50,000

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For sale by modern auction, starting price £50,000 plus reservation fee.

Tenure: Freehold

Situated on Hylton Road in the town of Ferryhill, this delightful end-of-terrace house presents an excellent opportunity for both investors and first-time buyers. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed Lounge offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the large kitchen and dining room, which is ideal for family meals and social gatherings. The layout encourages a warm and inviting environment, making it the heart of the home. Additionally, the easy-to-maintain gardens offer a pleasant outdoor space for enjoying the fresh air without the burden of extensive upkeep.

Conveniently located, this property is in close proximity to excellent schools, ensuring that families have access to quality education. The fantastic transport links make commuting a breeze, while local amenities are just a stone's throw away, providing everything you need for day-to-day living.

This house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is a must-see for anyone looking to invest in a home in Ferryhill. Don't miss the chance to make this charming house your own.

EPC Rating D  
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

#### Hallway.

Wood effect flooring, radiator, stairs to first floor, two storage cupboard.

#### Lounge

11'6 x 11'3 (3.51m x 3.43m)

Wood effect flooring, radiator, Upvc window.

#### Kitchen / Diner

11'5 x 11'2 (3.48m x 3.40m)

Wall and base units, integrated oven, hob, extractor fan, airing cupboard. stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge and freezer, space for dining room table.

#### Landing

Loft Access, storage cupboard

#### Bedroom One

17'8 x 9'8 max points (5.38m x 2.95m max points )

Upvc window, radiator.

#### Bedroom Two

12'7 x 9'8 max points (3.84m x 2.95m max points )

Upvc Window, radiator.

#### Bathroom

7'6 x 5'5 (2.29m x 1.65m )

Panelled bath with shower over, wash hand basin, W/C, Upvc window, tiled splash backs.

#### Externally

To the front elevation is a easy to maintain garden, which over looks a pleasant garden, while to the rear there is a good sized garden with two useful brick stores.

#### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £ 1,703.96 p.a

Property Construction – Non-traditional – Steel Framed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Good

Estimated Broadband Download speeds – Ultra-fast 1800Mbps \*

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 – being applied for NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website – Very Low

Coastal Erosion – refer to the Gov website - NA

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware

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.

#### 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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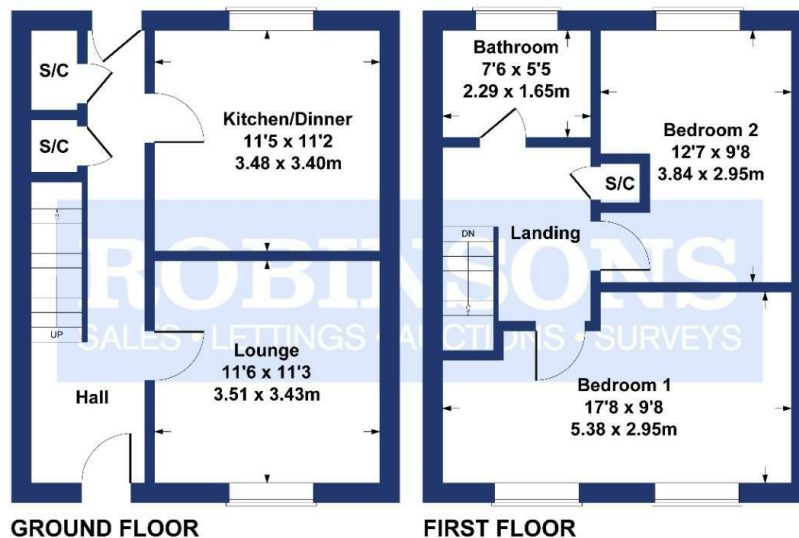
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## Hyltonroad

Approximate Gross Internal Area  
810 sq ft - 75 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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