



Church Lane, Ferryhill, DL17 8LP
3 Bed - House - Mid Terrace
£65,000

ROBINSONS
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Robinsons are delighted to offer for sale this truly unique and larger than average THREE BEDROOMED MID TERRACED HOUSE, situated on Church Lane, an increasingly sought-after residential area. This attractive property is ideally located within a short walk of Ferryhill Town Centre, which offers a range of shopping and leisure facilities, along with regular bus services to surrounding areas.

This spacious family home boasts a wealth of appealing features, including a generous lounge, three well-proportioned bedrooms, an ensuite to the master bedroom, and a well-presented family bathroom.

In brief, the property comprises: ENTRANCE HALLWAY, SPACIOUS LOUNGE, SEPARATE DINING ROOM and a LARGE KITCHEN. To the first floor, there is a good-sized landing leading to THREE SPACIOUS BEDROOMS, MASTER BEDROOM with EN-SUITE along with a FAMILY BATHROOM.

Externally, to the rear there is an easy to maintain ENCLOSED YARD.

Viewing is highly recommended to fully appreciate the size and quality of accommodation on offer and to avoid disappointment.

EPC Rating D
Council Tax Band A

Hallway

Lounge

14'4x13;1 (4.37mx3.96m;0.30m)

Dining Room

12'x11'9 (3.66mx3.58m)

Kitchen

20'4x7'9 (6.20mx2.36m)

WC

First Floor

Landing

Bedroom 1

12'x10' (3.66mx3.05m)

En-Suite

Bedroom 2

5'6x11'4 (1.68mx3.45m)

Bedroom 3

8'4x6'8 (2.54mx2.03m)

Bathroom

6'7x5'9 (2.01mx1.75m)

Externally

To the rear there is an enclosed yard.

Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

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 –n/a

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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