

Hallgarth Terrace, Ferryhill, DL17 8HZ
2 Bed - House - Mid Terrace
£39,950

ROBINSONS
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Notice Of Offer

Property Address: 22 Hallgarth Terrace, Ferryhill DL17 8HZ

We advise that an offer has been made for the above property in the sum of £37,000 Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: _ 11 Cheapside, Spennymoor

Agents Telephone Number: 01388 420444

Robinsons are pleased to offer to the market, this TWO BEDROOM MID TERRACED HOME. Situated within approximately 1/4 a mile away from Ferryhill market place where you can find a range of local amenities, schooling and transport links. This comfortable home benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING. Viewing is essential to appreciate the accommodation on offer.

Briefly comprises of: ENTRANCE vestibule, LOUNGE, OPEN PLAN KITCHEN DINING ROOM, ground floor bathroom. Whilst to the first floor, there are TWO WELL PROPORTIONED BEDROOMS. Externally, there is a yard to the rear. In more detail the accommodation comprises of;

EPC Rating D
Council Tax Band A

Vestibule

Access to lounge.

Lounge

14'10 x 13'8 max points (4.52m x 4.17m max points)

Radiator, french doors, stairs to first floor.

Kitchen/Diner

13'2 x 12'6 (4.01m x 3.81m)

Wall and base units, stainless steel sink with drainer, plumbed for washing machine, cooker point, space for fridge freezer, uPVC window, radiator, storage cupboard.

Bathroom

Panelled bath, wash hand basin, W/C, uPVC window, radiator, tiled splashbacks.

Landing

UPVC window.

Bedroom One

14'2 x 10'6 (4.32m x 3.20m)

UPVC window, radiator.

Bedroom Two

UPVC window, radiator.

Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is an easy to maintain yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good

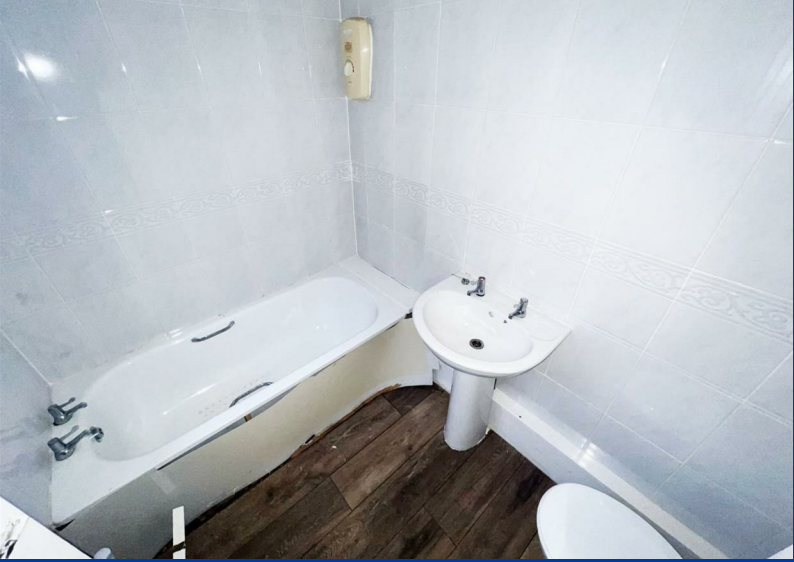
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,629.71p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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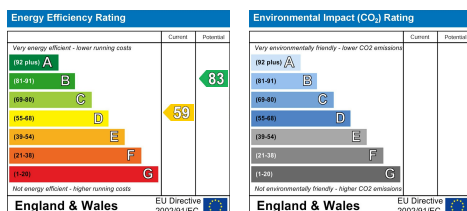
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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