



Bede Terrace, Ferryhill, DL17 8AJ
3 Bed - House - Mid Terrace
Asking Price £75,000

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ATTENTION FIRST-TIME BUYERS – SPACIOUS THREE-BEDROOM MID-TERRACE HOME

Situated on a popular street approximately half a mile from Ferryhill Town Centre, where a range of shopping and leisure facilities are available, this beautifully presented three-bedroom mid-terrace property is ideal for first-time buyers.

Finished to an excellent standard throughout, the home is offered in immaculate decorative order and benefits from gas central heating via a combination boiler, UPVC double glazing, and quality fixtures and fittings throughout.

The accommodation briefly comprises: entrance hall, open-plan lounge/dining room, a spacious kitchen, and a ground floor bathroom. To the first floor are three well-proportioned bedrooms, two of which feature fitted wardrobes.

Externally, the property has a low-maintenance forecourt to the front, while to the rear there is a fully enclosed yard.

An internal inspection is highly recommended to fully appreciate the quality and space on offer.

EPC Rating: TBC
Council Tax Band: A

Hall

Quality Flooring, stairs to first floor.

Lounge

15 x 11'2 max points (4.57m x 3.40m max points)

Upvc window, electric fire and surround, radiator, quality flooring, storage cupboard.

Dining Room

11'7 x 10'3 + bay (3.53m x 3.12m + bay)

Upvc bay window, radiator, quality flooring.

Kitchen

9'3 x 7'0 (2.82m x 2.13m)

Morden wall and base units, integrated oven, hob, microwave extractor fan, fridge / freezer, plumbed for washing machine, Upvc window, stainless steel sink with mixer tap and drainer, tiled flooring, access to the rear.

Bathroom

7'1 x 5'5 (2.16m x 1.65m)

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

Landing

Access to bedrooms.

Bedroom One

10'3 x 9'5 + robes (3.12m x 2.87m + robes)

Fitted wardrobes. radiator, Upvc window, quality flooring and storage cupboard.

Bedroom Two

11'3 x 6'5 + robes (3.43m x 1.96m + robes)

Fitted wardrobes. radiator, Upvc window, quality flooring

Bedroom Three

7'6 x 5'9 (2.29m x 1.75m)

Radiator, Upvc window, quality flooring

Externally

To the front elevation is a easy to maintain forecourt, while to the rear there is a enclosed yard.

Agent 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 – TBC

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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