



Kitchener Terrace, Ferryhill, DL17 8AX
2 Bed - House - Mid Terrace
Reduced £59,995

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* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN this stunning two bedroom mid terrace house located on a popular street approximately a mile from Ferryhill Town Centre where there are a range of shopping and leisure facilities. The property has an endless amount of benefits and some of its key features are full rewire, gas central heating, UPVC double glazing, spacious lounge, superb kitchen and a superb bathroom.

The accommodation briefly comprises: Entrance Hall, spacious Lounge, quality kitchen, to the first floor is a lovely Bathroom/w/c with white suite and two double Bedrooms. Externally there is an enclosed yard to the rear. An internal inspection is essential to appreciate the property fully and is highly recommended.

EPC Rating C
Council Tax Band A

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Externally

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good EE/O2/Three/Vodafone

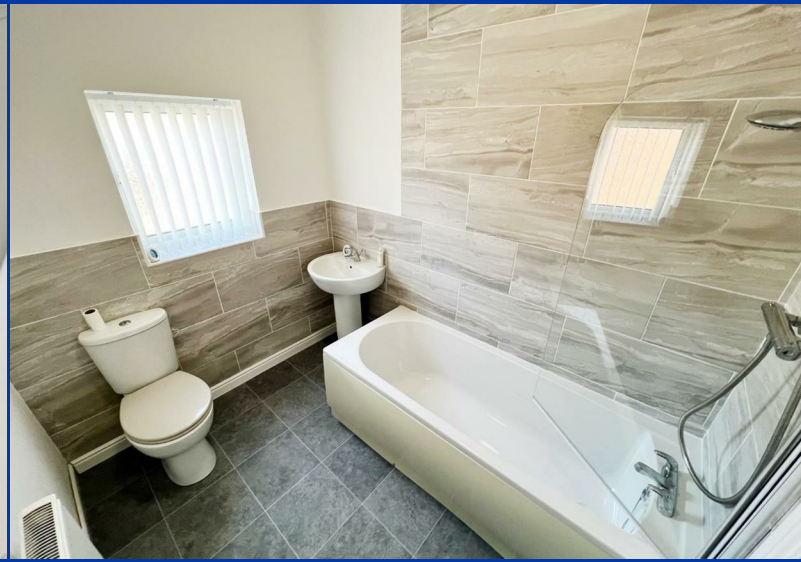
Tenure: Freehold

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

£1,708.78 p.a

Energy Rating: C

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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Strategic Marketing Plan

Dedicated Property Manager

Kitchener Terrace Ferryhill

Approximate Gross Internal Area
725 sq ft - 67 sq m



GROUND FLOOR

FIRST FLOOR

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	87		

Energy Efficiency Rating: A (74-92), B (69-88), C (64-83), D (59-68), E (54-63), F (49-58), G (44-53).
Environmental Impact (CO₂) Rating: A (12-14), B (15-17), C (18-20), D (21-23), E (24-26), F (27-29), G (30-32).

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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