





Elm Road, Ferryhill, DL17 8DG
2 Bed - House - Semi-Detached
Starting Bid £50,000

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

Robinsons are pleased to offer to the market this two bedroom semi-detached property, which is offered to the market with no onward chain. This perfect family home is conveniently located for access to nearby Ferryhill marketplace and local amenities and in our opinion would be an ideal purchase for the first-time buyer and buy to let investors. The property benefits from LARGE GARDEN, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; entrance hall, spacious lounge, open plan kitchen / dining room, separate W/C. While to the first floor there is two double bedrooms and shower room, externally to the front elevation is a easy to maintain garden, while to the rear there is a large garden which would be fantastic for any grown family.

EPC Rating - C
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

Hall
Stairs to first floor, radiator.

Lounge
15'0 x 12'0 max points (4.57m x 3.66m max points)
Radiator, uPVC window, storage cupboard.

Kitchen/Dining Room
18'4 x 7'2 (5.59m x 2.18m)
Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, tiled splashbacks, radiator, uPVC window, plumbed for washing machine.

Rear Passage
Radiator, access to rear and W/C

W/C
W/C, uPVC window.

Landing
UPVC window, loft access.

Bedroom One
15'1 x 11'0 max points (4.60m x 3.35m max points)
UPVC window, radiator, airing cupboard, storage cupboard.

Bedroom Two
11'8 x 8'5 (3.56m x 2.57m)
UPVC window, radiator.

Shower Room
Shower cubicle, wash hand basin, W/C, tiled splashbacks, uPVC window.

Externally
To the front elevation is an easy to maintain garden. While to the rear there is a good sized garden and patio. .

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal/Coverage:
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.

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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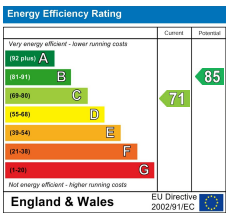

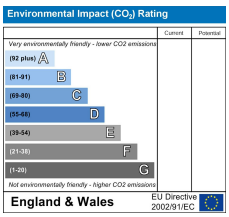

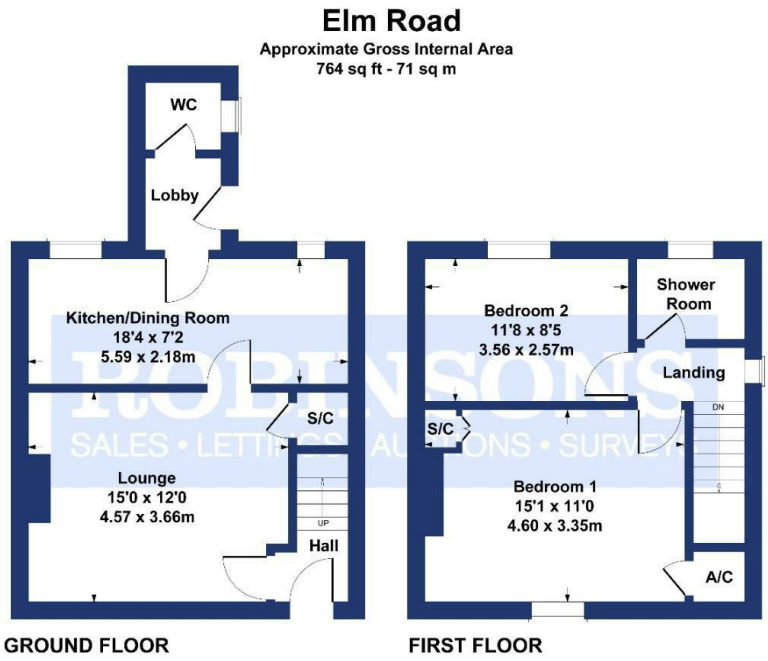

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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RICS

ARLA Association of Residential Letting Agents

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