





William Street, Ferryhill, DL17 0DJ
2 Bed - House - Terraced
Starting Bid £36,000

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For sale by modern auction, starting price £36,000 plus reservation fee.

Auction End Date: Thursday 16th October at 11:00am

Situated on William Street on the outskirts of Ferryhill, this two-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors alike. With no onward chain, you can move in or let out without delay.

Upon entering, you are welcomed by a entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The open-plan kitchen and dining area create a warm and inviting space for family meals and gatherings. The ground floor also features a convenient bathroom, enhancing the practicality of the layout.

As you ascend to the first floor, you will find two generously sized bedrooms, each offering ample space for furnishings and personal touches. A second bathroom on this level adds to the comfort and convenience of the home.

The property boasts an easy-to-maintain enclosed yard at the rear, providing a private outdoor space for enjoying the fresh air or hosting summer barbecues.

Situated close to local amenities, this home benefits from excellent transport links to the A1 and A19, making commuting a breeze. Whether you are looking for a new home or a promising investment, this terraced property on William Street is a fantastic choice that combines comfort, convenience, and potential. Don't miss out on this opportunity to make it your own.

EPC Rating E
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
Radiator, stairs to first floor.

Lounge
14'4 x 12'4 max points (4.37m x 3.76m max points)
radiator, window, storage cupboard.

Kitchen / Diner
15'6 x 14'0 max points (4.72m x 4.27m max points)
wall and base units, sink with mixer tap and drainer, space for dining room table, electric cooker point, plumbed for washing machine, space for fridge and freeze, window.

Inner Hall
Access to rear and storage cupboard.

Bathroom
Panelled bath with shower over, wash hand basin, w/c, Upvc window, radiator.

Landing
Loft access.

Bedroom One
12'4 x 11'6 max points (3.76m x 3.51m max points)
Window, radiator, storage cupboard.

Bedroom two
11'1 x 9'0 max points (3.38m x 2.74m max points)
Upvc window, radiator.

Bathroom
Panelled bath with shower over, wash hand basin, w/c, radiator, window.

Externally
to the rear is an enclosed yard.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Super-fast 34Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,708.78 p.a
Energy Rating: TBC

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.

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.

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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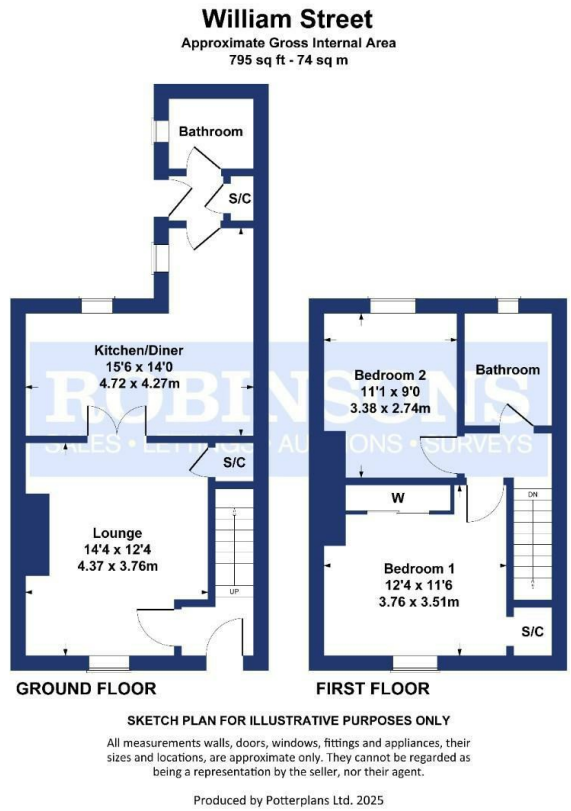
Surveys and EPCs

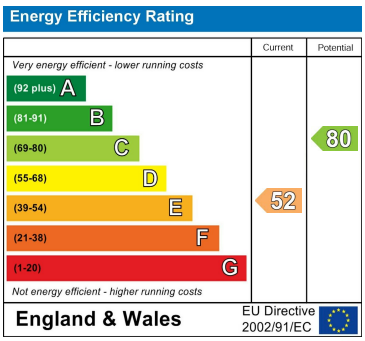
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