Hudson Street, Ferryhill, DL17 8LZ

3 Bed - House - Mid Terrace

£69,995

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

Attention First-Time Buyers & Investors!

Robinsons are delighted to bring to the market this spacious and well-presented three-bedroom mid-terraced home, available with no onward chain. Larger than average and offering generous living accommodation throughout, this property is an excellent opportunity for first-time buyers looking to step onto the property ladder, or investors seeking a ready-to-let addition to their portfolio.

The property benefits from a modern fitted kitchen and bathroom, three well-proportioned bedrooms, UPVC double glazing, gas central heating, and a well-maintained interior throughout. Early viewing is highly recommended to fully appreciate the size, condition, and value on offer.

Conveniently situated close to a range of local amenities, shops, schools, and Ferryhill Market Place, the property enjoys a popular and accessible location.

Accommodation briefly comprises:
Entrance hallway, spacious lounge, separate dining room, and a fitted kitchen to the ground floor. To the first floor are three generously sized bedrooms and a family bathroom.

Externally, the property enjoys an enclosed rear yard with useful brick-built outbuildings, currently utilised as a wash house with power and plumbing facilities.

EPC Rating C
Council Tax Band: A

Hallway
Radiator, staircase to first floor

Lounge
12'7 x 12'0 (3.84m x 3.66m)
Upvc bay window, radiator, electric fire and surround

Dining Room
12'9 x 12'7 (3.89m x 3.84m)
Gas fire and surround, Upvc window, radiator, quality flooring

Kitchen
13'7 x 8'5 (4.14m x 2.57m)
White wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, Upvc window, tiled flooring and splashbacks, radiator, storage cupboard, space for under counter fridge and freezer, access to rear

Landing
Sky light, storage cupboard

Bedroom One
16'4 x 12'0
Upvc windows, radiator

Bedroom Two
12'8 x 10'0 (3.86m x 3.05m)
Upvc window, radiator

Bedroom Three
8'6 x 6'8 (2.59m x 2.03m)
Upvc window, radiator and airing cupboard

Bathroom
Panelled bath, wash hand basin, w/c, heated towel rail, upvc window, tiled splash backs and flooring

Externally
To the front elevation is an easy to maintain block paved patio, whilst to the rear there is an easy to maintain yard and useful brick storage shed which has plumbing for washing machine and space for tumble dryer

Agents 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
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 – Yes
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 £35 +vat (£42inc. VAT) per individual purchaser applies for carrying out these checks.

OUR SERVICES

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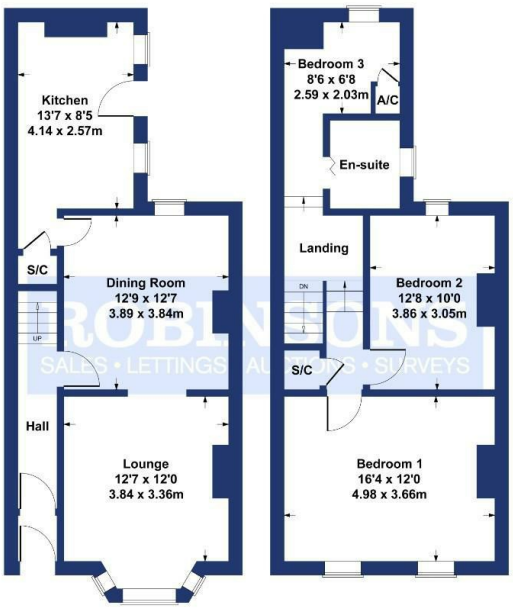
Strategic Marketing Plan

Dedicated Property Manager

Hudson Street

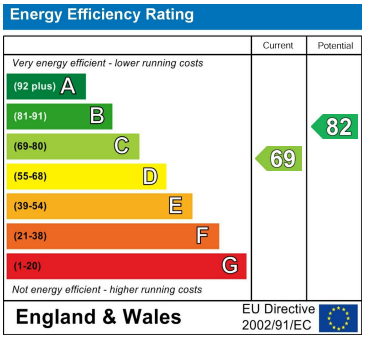
Approximate Gross Internal Area
1020 sq ft - 95 sq m



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. 2026



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA
Association of Residential Letting Agents

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk