



**Croft Gardens, Ferryhill, DL17 0AR**  
**3 Bed - House - End Terrace**  
**£50,000**

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We offer to the market this good sized THREE BEDROOM END TERRACE HOUSE which in our opinion should suit a variety of purchasers from the investor to the first time buyer. The property lies in Ferryhill Station, approximately one mile away from Ferryhill market place, shops, schools and amenities. Conveniently placed for the commuter travelling to nearby Durham City Centre, Darlington and Teesside and the A1 and A19 are in close proximity providing good road links to other parts of the region.

In brief the property the comprises of entrance hallway, lounge, dining room, large kitchen, to the first floor is a landing area which gives access to three bedrooms, with master having the added bonus of fitted wardrobes and shower room, externally to the front elevation is a easy to maintain garden, while to the rear there is a enclosed yard. In more detail the accommodation comprises of:

EPC Rating D  
Council Tax Band A

#### **Hallway**

**Lounge**  
11'9 x 10'8 max points (3.58m x 3.25m max points)

**Dining Room**  
12'3 x 11'5 max points (3.73m x 3.48m max points)

**Kitchen**  
23'8 x 7'2 (7.21m x 2.18m)

#### **Landing**

**Bedroom One**  
14'5 x 11'4 max points (4.39m x 3.45m max points)

**Bedroom Two**  
11'4 x 11'4 max points (3.45m x 3.45m max points)

**Bedroom Three**  
8'0 x 6'0 (2.44m x 1.83m)

#### **Shower Room**

#### **Externally**

**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.

£1,629.71 p.a  
Energy Rating: D

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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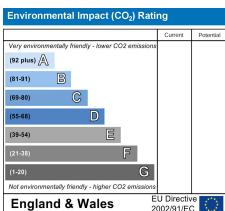
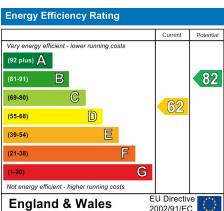
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