



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 8th 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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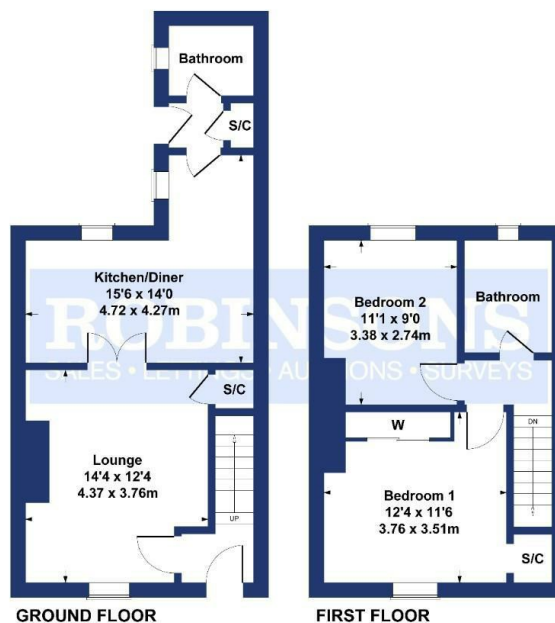
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

William Street
Approximate Gross Internal Area
795 sq ft - 74 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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.

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