

Gordon Terrace, Ferryhill, DL17 8AU
2 Bed - House - Mid Terrace
£57,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this excellent opportunity to acquire this good sized two-bedroom mid terraced family home which has the added bonus of a loft room, which in our opinion should suit a variety of purchasers from the first-time buyer to property investor. This comfortable home is conveniently located for nearby shops and Ferryhill marketplace which lies approximately 1/2 a mile away, this brilliant property is also ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. The A1 and A19 which are approximately a ten-minute drive away, provides good transport links to other parts of the region. Viewing is essential to appreciate the accommodation on offer and the property benefits from UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.

Briefly comprising of; ENTRANCE, hallway, open plan lounge/dining room, fitted kitchen. Whilst to the first floor there is a landing area which gives access to two well-proportioned bedrooms, family bathroom and loft room. EXTERNALLY to the rear there is an easy to maintain enclosed yard.

EPC Rating D
Council Tax Band A

Hallway

Stairs to the first floor.

Dining Room

15'1 x 11'1 max points (4.60m x 3.38m max points)

Wood effect flooring, radiator, feature fire and surround, uPVC window.

Lounge

10'4 x 11'9 max points (3.15m x 3.58m max points)

UPVC windows, radiator, wood effect flooring, storage cupboard.

Kitchen

6'3 x 15'3 max points (1.91m x 4.65m max points)

Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap, space for fridge freezer, plumbed for washing machine, uPVC window, access to the rear.

Landing

Quality flooring, radiator, access to the loft room.

Bedroom One

10'4 x 10'6 max points (3.15m x 3.20m max points)

Fitted wardrobes, uPVC window, quality flooring, pleasant outlook.

Bedroom Two

11'3 x 6'11 max points (3.43m x 2.11m max points)

Quality flooring, storage cupboard, uPVC window, radiator.

Bathroom

15'2 x 6'3 max points (4.62m x 1.91m max points)

White panelled bath with shower over, uPVC window, radiator, w/c, wash hand basin, storage cupboard.

Loft Room

9'6 x 7'11 max points (2.90m x 2.41m max points)

Velux windows, wood effect flooring.

Externally

To the front elevation, there is an easy to maintain forecourt. While to the rear, there is an enclosed garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

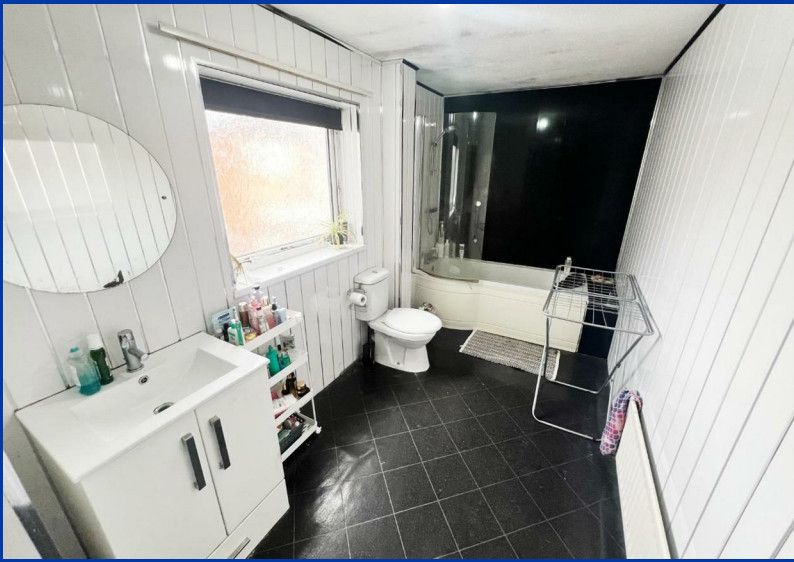
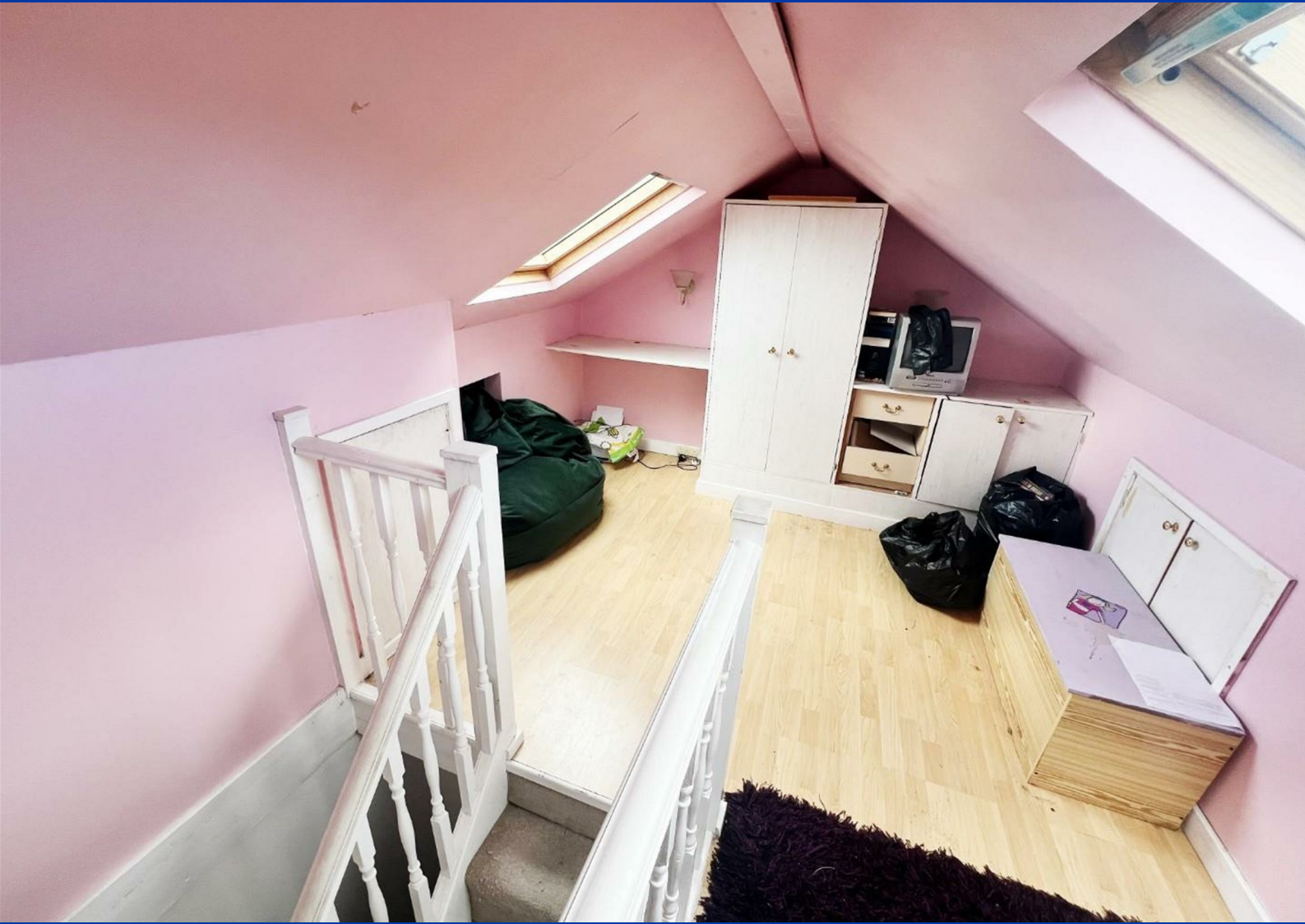
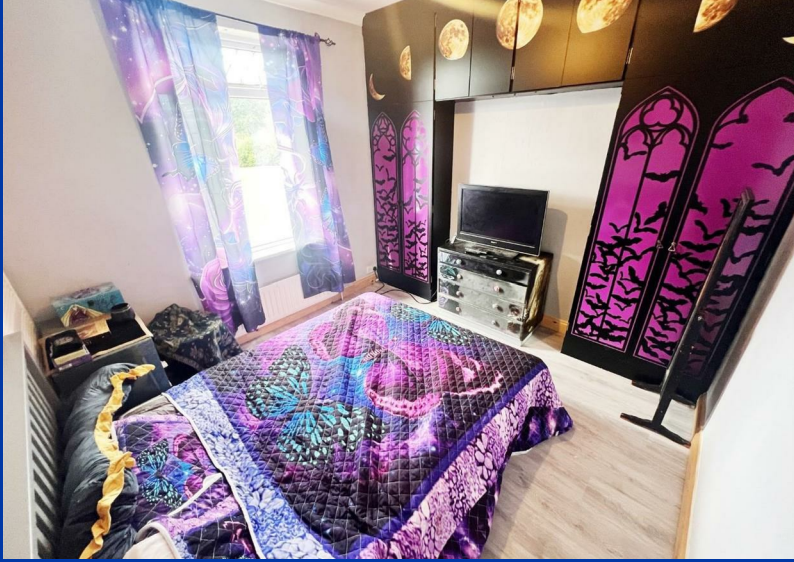
Tenure: Freehold

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

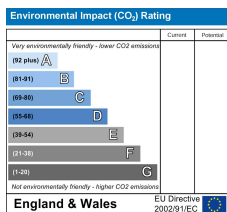
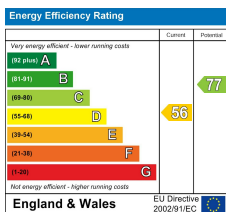
Gordon Terrace
Approximate Gross Internal Area
960 sq ft - 89 sq m



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. 2024



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@robinsonscs.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

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

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



ROBINSONS

SALES • LETTINGS • AUCTIONS

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