



Haig Street, Ferryhill, DL17 0BQ
3 Bed - House - End Terrace
£50,000

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Notice Of Offer

28 Haig Street, Ferryhill, DL17 0BQ

We advise that an offer has been made for the above property in the sum of £58,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Robinsons Estate Agents, 11 Cheapside, Spennymoor, DL16 6QE

01388 420444

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 comprises of; hall, spacious lounge, open plan kitchen/diner, to the first floor is three good sized bedrooms and family bathroom. Externally to the front elevation there is a easy to maintain forecourt, while to the rear there is a enclosed yard, which gives access across the back lane to a timber garage.

EPC Rating E

Council Tax Band A

Hall

Radiator, stairs to the first floor.

Lounge

14'9 x 14'0 (4.50m x 4.27m)

UPVC window, radiator.

Kitchen/Diner

17'9 x 9'6 (5.41m x 2.90m)

Wall and base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, radiator, breakfast bar, storage cupboard, uPVC window, tiled splashbacks, extractor fan.

Landing

Loft access.

Bedroom One

12'4 x 9'9 (3.76m x 2.97m)

UPVC window, radiator.

Bedroom Two

12'2 x 16'3 max points (3.71m x 4.95m max points)

UPVC window, radiator.

Bedroom Three

9'0 x 6'9 max points (2.74m x 2.06m max points)

UPVC window, radiator.

Bathroom

9'1 x 7'2 (2.77m x 2.18m)

Shower cubicle, white panelled bath, wash hand basin, w/c, uPVC window, radiator, extractor fan.

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: X

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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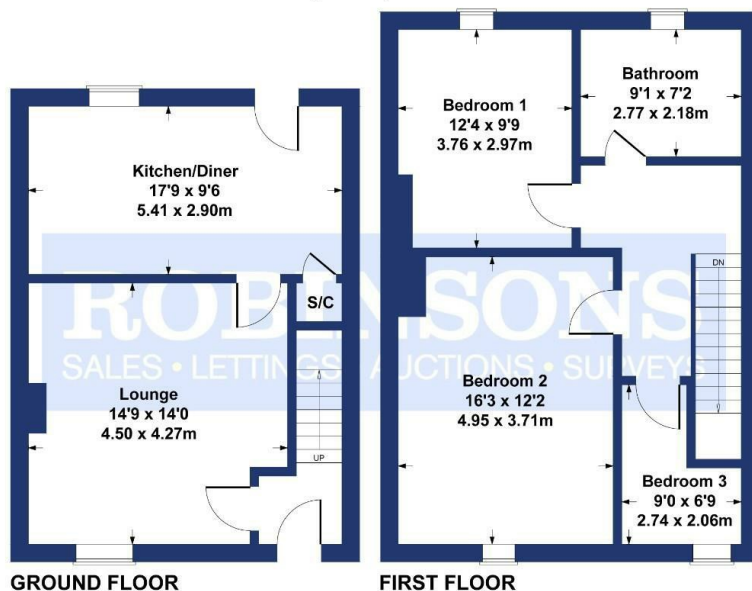
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Haig Street

Approximate Gross Internal Area
1004 sq ft - 93 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (91-100)			
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A (91-100)			
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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