



Highcliffe Terrace, Ferryhill, DL17 8AE
2 Bed - House - Mid Terrace
Offers Over £64,750

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****No Onward Chain****

ATTENTION FIRST TIME BUYERS. LARGE TWO BEDROOM MID-TERRACE HOUSE. Located on a popular street approximately half a mile from Ferryhill Town Centre where there are a range of shopping and leisure facilities. Ideal for a first time buyer, the property has been refurbished throughout and is presented in immaculate decorative order, with all fitted carpets, blinds and light fittings included in the sale. With the benefit of gas central heating via combination boiler and UPVC double glazing, the property also has the added bonus of a brand new roof.

The accommodation briefly comprises: Entrance vestibule, open plan lounge/dining room, spacious kitchen, to the first floor is two double bedrooms and the family bathroom. Externally to the front elevation there is an easy to maintain forecourt, while to the rear there is an enclosed yard. An internal inspection is essential to appreciate the property fully and is highly recommended. In more detail the accommodation comprises of;

EPC Rating D
Council Tax Band A

Vestibule

Wood effect flooring, access to lounge.

Lounge

15'0 x 10'1 + bay (4.57m x 3.07m + bay)

Wood effect flooring, feature fire, uPVC bay window, radiator.

Dining Room

15'0 x 10'1 (4.57m x 3.07m)

UPVC window, radiator, wood effect flooring, stairs to first floor.

Kitchen

15'3 x 6'4 (4.65m x 1.93m)

Wall and base units, gas cooker point, stainless steel sink with mixer tap, plumbed for washing machine, extractor fan, tiled splashbacks, uPVC windows, radiator, access to rear.

Landing

New carpet, radiator, loft access.

Bedroom One

15'0 x 10'2 max points (4.57m x 3.10m max points)

New carpets, uPVC window, radiator.

Bedroom Two

10'2 x 9'0 max points (3.10m x 2.74m max points)

UPVC window, radiator, wood effect flooring, airing cupboard.

Bathroom

9'0 x 5'8 (2.74m x 1.73m)

Panelled bath with shower over, wash hand basin, W/C, uPVC window, tiled splashbacks, radiator.

Externally

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

Agent Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

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 – No

Probate – na

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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Strategic Marketing Plan

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3 Highcliffe Terrace

Approximate Gross Internal Area
804 sq ft - 75 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	58	
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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