

**Rowlandson Terrace, Ferryhill, DL17 8AR**  
**2 Bed - House - Terraced**  
**£59,950**

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Robinsons are delighted to offer to the market this excellent opportunity to acquire this good sized two bedroom mid terraced family home, 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 near by shops and Ferryhill market place which lies approximately 1/2 a mile away and the property has been well maintained over recent years by the current owners. 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 two well proportioned bedrooms with master having the added bonus of fitted wardrobes and attractive fitted bathroom. EXTERNALLY to the rear there is a easy to maintain enclosed yard.

EPC Rating D  
Council Tax Band A

#### Hallway

Stairs to first floor.

#### Lounge

11'7 x 10'6 max points (3.53m x 3.20m max points)  
UPVC window, radiator.

#### Dining Room

12'0 x 10'9 max points (3.66m x 3.28m max points)  
UPVC window, radiator.

#### Kitchen

8'7 x 7'3 (2.62m x 2.21m )

Wall and base units, stainless steel sink with mixer tap and drainer, tiled splashbacks, radiator, uPVC window, electric cooker point, space for fridge freezer, tiled flooring.

#### Landing

Loft access.

#### Bedroom One

12'9 x 10'6 max points (3.89m x 3.20m max points)  
UPVC window, radiator, fitted wardrobe.

#### Bedroom Two

11'6 x 9'4 max points (3.51m x 2.84m max points)  
UPVC window, radiator.

#### Bathroom

8'7 x 8'1 (2.62m x 2.46m )

Panelled bath, shower cubicle, wash hand basin, W/C, tiled flooring, uPVC window, radiator.

#### Externally

To the rear is an enclosed yard.

#### Agent Notes

Council Tax: Durham County Council, Band A - Approx. £ 1,708.78 p.a

Tenure: Freehold

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 – Average

Estimated Broadband Download speeds – Ultra-fast 10000Mbps \*

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 – Yes

Probate – NA

Rights & Easements – None known, check with seller

Flood risk website – Very Low

Coastal Erosion – NA

Protected Trees – check with seller

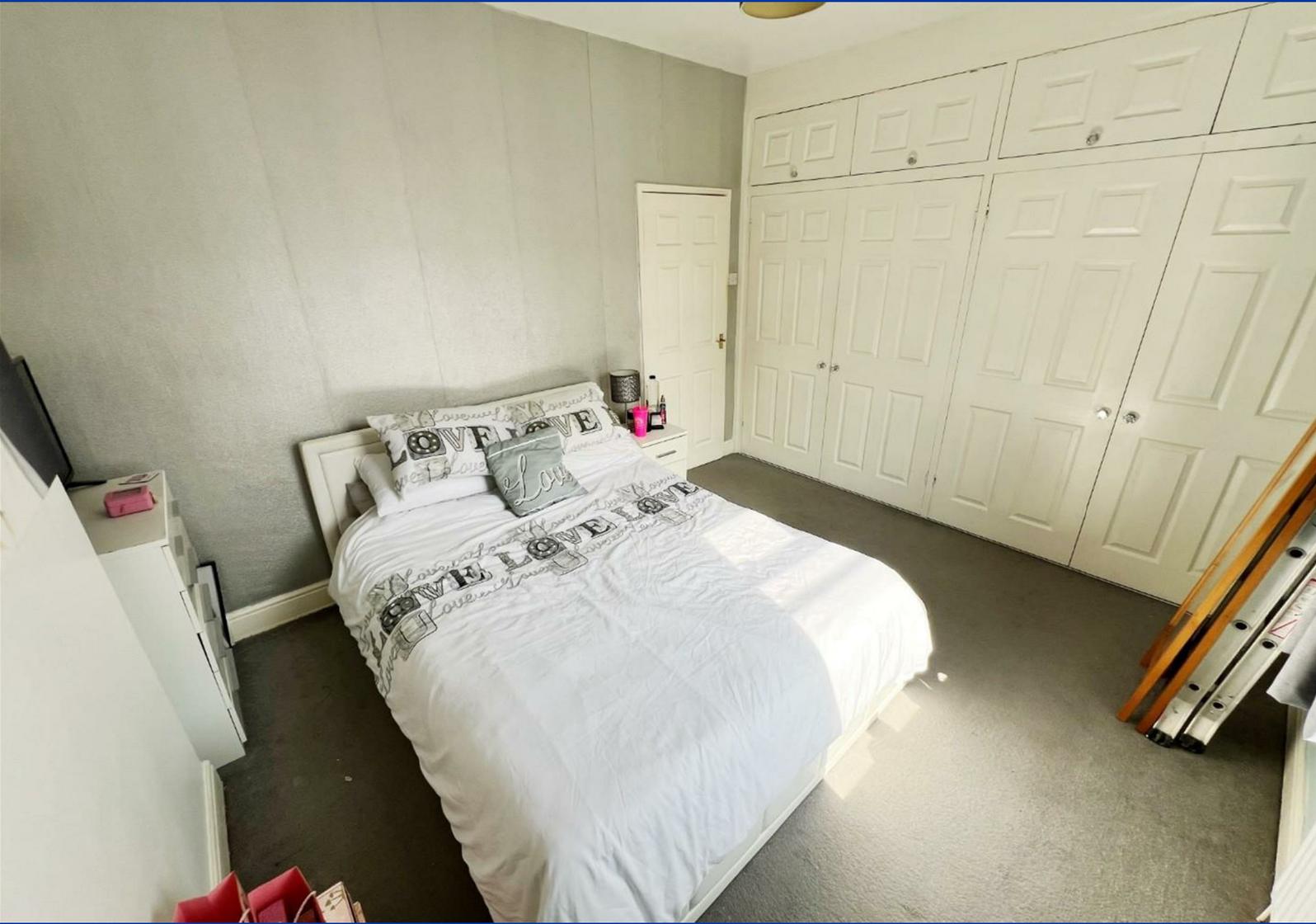
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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## Rowlandson Terrace

Approximate Gross Internal Area  
799 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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(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.

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

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