



William Street, Ferryhill, DL17 0DJ  
2 Bed - House - Terraced  
£49,950

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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 F  
Council Tax Band A

#### 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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
105-91kWh	B		
91-81kWh	C		
81-65kWh	D		
65-55kWh	E		
55-45kWh	F		
45-35kWh	G		
Not energy efficient - higher running costs	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh A		
105-91kWh	B		
91-81kWh	C		
81-65kWh	D		
65-55kWh	E		
55-45kWh	F		
45-35kWh	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

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