



**Magdalene Place, Ferryhill, DL17 8BA**  
**2 Bed - House - Mid Terrace**  
**Asking Price £59,995**

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Robinsons are delighted to offer this superb mid-terrace property, perfectly suited as either an attractive investment opportunity or an ideal first-time buyer home. Situated on Magdalene Place in the popular area of Ferryhill, the property features two generously proportioned bedrooms and a spacious open-plan lounge/dining room, providing versatile and comfortable living accommodation. Finished to a high standard throughout, the home offers bright and inviting living space. The well-presented kitchen and modern bathroom further enhance the property's appeal, while UPVC double glazing and gas central heating ensure a warm and energy-efficient home all year round. The property is conveniently located approximately half a mile from Ferryhill Marketplace, offering excellent access to a wide range of local amenities, including shops, schools, and transport links—making it ideal for both homeowners and tenants alike.

Internally, the property briefly comprises an entrance vestibule leading into a spacious open-plan lounge and dining area, perfect for relaxing or entertaining. The contemporary kitchen is both practical and well equipped to meet everyday needs. To the first floor, a landing provides access to two well-sized double bedrooms, both benefiting from ample natural light, along with a stylish and functional family bathroom. Externally, the property benefits from an enclosed rear yard, providing a private outdoor space ideal for relaxation or outdoor use.

EPC Rating -  
Council Tax Band - A

#### **Vestibule**

Access to lounge.

#### **Lounge / Dining Room**

23'2 x 14'1 max point (7.06m x 4.29m max point )

Wood effect flooring, radiators, Upvc windows, electric fire, Stairs to first floor

#### **Kitchen**

14'2 x 6'4 (4.32m x 1.93m )

Morden wall and base units, integrated oven, hob, extractor fan, fridge and freezer, washing machine, sink with mixer tap and drainer, radiator, access to rear.

#### **Landing**

Loft access, airing cupboard, wood effect flooring.

#### **Bedroom One**

11'7 x 10'8 + robes (3.53m x 3.25m + robes )

Fitted wardrobes, radiator, Upvc window, storage cupboard.

#### **Bedroom Two**

10'8 x 7'3 (3.25m x 2.21m )

Upvc window, radiator.

#### **Bathroom**

Large white panelled bath, shower cubicle, wash hand basin, W/C, fully tiled, spot lights, Upvc window, chrome towel radiator.

#### **Externally**

To the rear there is an enclosed yard.

#### **Agents notes**

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

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 – Yes

Probate –NA

Rights & Easements – None known

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 – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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

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



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