

**Kitchener Terrace, Ferryhill, DL17 8AX**  
**3 Bed - House - Mid Terrace**  
**£575**

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Robinsons are delighted to offer to the rental market, this good sized three bedroom mid terrace house located on a popular street approximately a mile from Ferryhill Town Centre where there are a range of shopping and leisure facilities. The property has an endless amount of benefits and some of its key features are gas central heating, UPVC double glazing and spacious lounge, separate dining room.

The accommodation briefly comprises: Entrance Hall, spacious Lounge, separate dining room, good sized kitchen, to the first floor is a large landing area which gives access to three good sized bedrooms and large shower room.

MINIMUM 6 MONTHS TENANCY | BOND £675 | EPC RATING : TBC

SPECIFICATIONS: NO SMOKERS. PETS CONSIDERED SUBJECT TO PET RENT OF £25 PCM

#### Hall

Radiator And Stairs to first floor

#### Lounge

14'1 x 14'1 max points (4.29m x 4.29m max points )

Upvc window, radiator, multi fuel stove with lovely brick surround.

#### Dining room

17'4 x 8'4 (5.28m x 2.54m)

Upvc window, radiator.

#### Kitchen

14'3 x 7'7 (4.34m x 2.31m )

Wall and base units, stainless steel sink with mixer tap and drainer, tiled splash backs, electric cooker point, Upvc window, access to rear

#### Landing

Loft Access

#### Bedroom One

13'3 x 8'1 (4.04m x 2.46m )

Upvc window, radiator, wood effect flooring.

#### Bedroom Two

11'4 x 9'1 (3.45m x 2.77m )

Upvc window, radiator

#### Bedroom Three

11'5 x 8'0 max points (3.48m x 2.44m max points )

Upvc window, radiator

#### Wet room

14'2 x 7'6 (4.32m x 2.29m )

Shower, wash hand basin, W/C, chrome towel radiator, Upvc window and large storage cupboard.

#### Externally

To the rear is an enclosed yard.

#### Auction Terms/Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

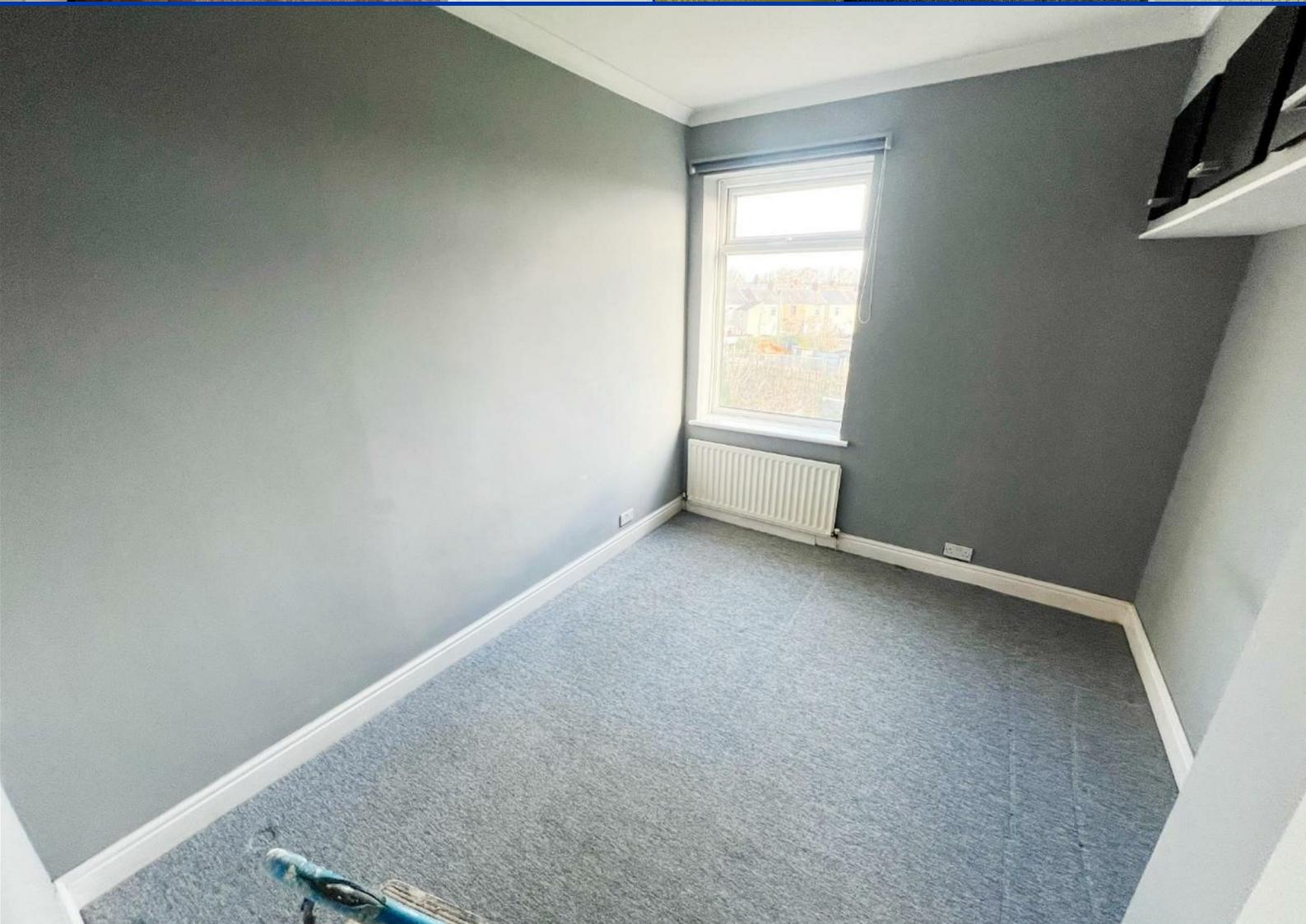
Council Tax: Durham County Council, Band A - Approx. £1,708.78 p.a

Energy Rating: D

**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.

#### Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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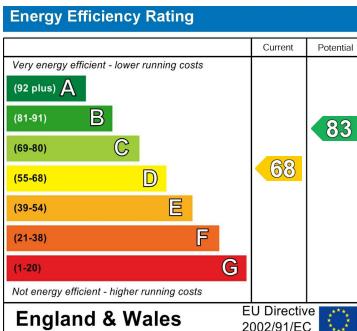
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.



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