

Commercial Street, Ferryhill, DL17 0DF
2 Bed - House - End Terrace
£62,500

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Robinsons are delighted to offer to the market this very smart TWO BEDROOMED END OF TERRACED HOUSE which is a credit to it's current owner and must be viewed internally to appreciate the accommodation on offer. In our opinion the property is suitable for the first time buyer, smaller family or property inventor and early viewing is strongly advised. Pleasantly situated with countryside views and conveniently located for the commuter travelling to nearby Darlington, Durham City and Teesside. The A1 is minutes away and yet Ferryhill shops, schools and local amenities are also within very close proximity. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and a STYLISH KITCHEN & BATHROOMS.

Briefly comprising of; ENTRANCE HALL, LOUNGE with FEATURE FIRE SURROUND, LEADING, a separate dining room, ATTRACTIVE FITTED KITCHEN, Whilst to the first floor there are Two good sized bedrooms. EXTERNALLY there is a REAR YARD which leads to a garage. In more detail the accommodation comprises of;

EPC Rating TBC
Council Tax Band A

Hallway

Stylish flooring, storage cupboard.

Lounge

13'9 x 12'0 max points (4.19m x 3.66m max points)
Stylish flooring, uPVC window, electric fire and surround.

Dining Room

14'0 x 12'1 max points (4.27m x 3.68m max points)
UPVC window, radiator, stylish flooring.

Kitchen

12'0 x 6'9 (3.66m x 2.06m)
Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with drainer, plumbed for washing machine, space for fridge freezer, uPVC window, radiator, tiled splashback.

Landing

Quality flooring.

Bedroom One

14'1 x 13'1 + robes (4.29m x 3.99m + robes)
UPVC window, radiator, fitted wardrobes, wood effect flooring.

Bedroom Two

9'7 x 6'8 + robes (2.92m x 2.03m + robes)
Fitted wardrobes, radiator, uPVC window, quality flooring.

Bathroom

Corner bath, wash hand basin, shower cubicle, w/c, radiator, uPVC window, extractor fan, tiled splashbacks.

Externally

To the rear, there is an enclosed yard which leads to the garage.

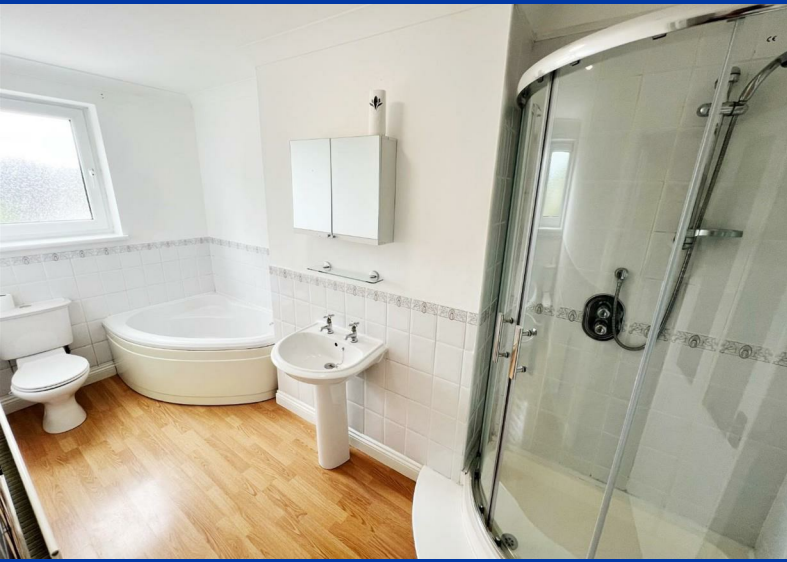
Garage

Power and lighting.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal/Coverage:
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,629.71 p.a
Energy Rating: TBC

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.



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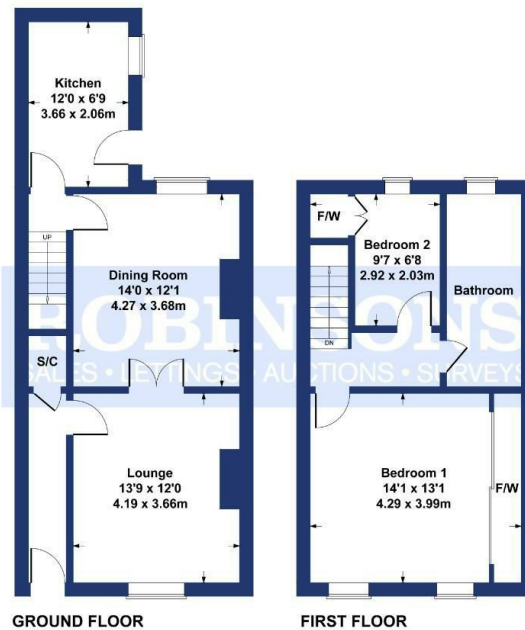
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Commercial Street

Approximate Gross Internal Area
957 sq ft - 89 sq m



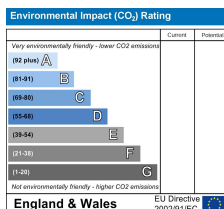
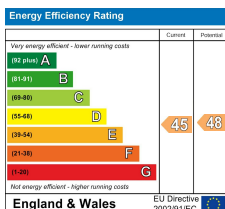
GROUND FLOOR

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.

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