



50 Gordon Terrace, Ferryhill, County Durham, DL17 8SR
Guide Price £169,995

**Vickers
& Barrass**
Est. 1973
Land and Estate Agents

An immaculately presented four bedroom semi-detached family home in a quiet setting on the outskirts of Ferryhill.

- Semi-detached property
- Flexible ground floor living accommodation
 - Four bedrooms
 - Two bathrooms
- Gardens to front and rear
- Energy Performance Rating D 68



LOCATION

The property is located on the outskirts of Ferryhill. The town has a range of primary schooling and one secondary school with shopping facilities in the town centre and a wider range of shopping and recreational facilities available in the neighbouring towns of Newton Aycliffe and Bishop Auckland.

For the commuter, the A1(M) is approximately 5 minutes away and Durham and Newcastle have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

what3words //range.humans.cosmic

DESCRIPTION

50 Gordon Terrace is a beautifully presented family home which has been finished to a lovely standard throughout.

Entering the property through the entrance porch which has cloak hanging space and a door opens to the living room which lies to the front of the property having panelled walls, with media wall and fire, and a large window to the front allowing natural light to flood the room. Wooden plank flooring runs throughout the ground floor of the property. The living room flows through to the dining room with the large kitchen lying to the left which comprises a range of cream gloss units with underlighting, two full height larders, one a pull-out large unit, space for an American style fridge freezer and a range style cooker, integrated wine cooler, dishwasher and plumbing for a washing machine set behind a cream gloss cupboard door. From the stainless-steel sink, with mixer tap, views can be enjoyed over the garden. The room has a breakfast bar for informal dining. From here the property flows through to the garden

room, with underfloor heating and electric log burner effect stove and views over the rear garden. Patio doors provide access to the garden.

Stairs from the living room rise to the first floor with the main bedroom being a good-sized double bedroom with a window to the front of the property, fitted wardrobes and a bi-fold door opening to a fully tiled, en-suite shower room with shower, WC and wash hand basin. There are a further two double bedrooms both with fitted wardrobes and a single bedroom, with fitted wardrobes, currently utilised as a home office. The family bathroom is fully tiled with a grey marble tile, and comprises a bath with rainfall shower over, WC and wash hand basin set within a vanity unit.

Externally, the garage has been converted to storage space, and to the front, there is a garden laid to lawn and driveway to the side for two vehicles. To the rear, the garden is landscaped with a modular paved patio area and a further decked area for outdoor seating and full side access to the garden, and a lawn with mature shrub border.

TENURE

We are informed by the current vendors that the property is held leasehold on a 99-year lease that began 1st January 2001. The vendors have applied to purchase the freehold and as such intend to sell as a freehold property. We understand the property is sold with vacant possession upon completion.

SERVICES

The property is served by mains water, electricity, gas and drainage.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

COUNCIL TAX BAND

The property is rated Council Tax Band B.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D 68.

MATERIAL INFORMATION

We understand that there is good mobile phone signal available in the area the land located in. We understand there are broadband services available in the area.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – March 2024
Photographs taken – March 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

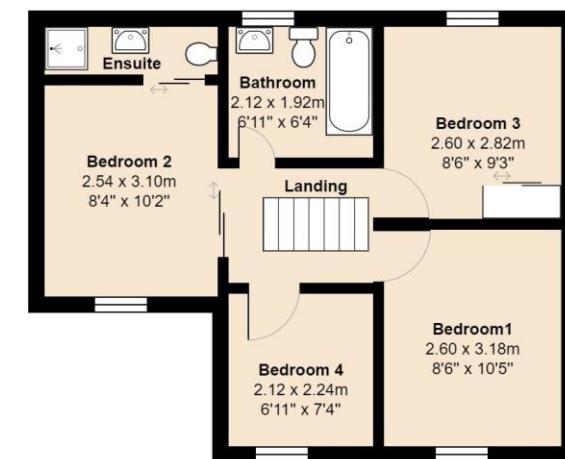
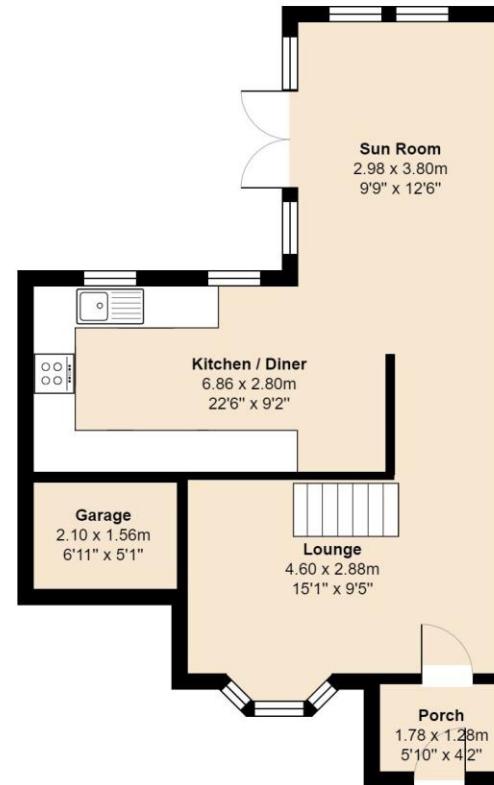
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

50 Gordon Terrace



Total Area: 91.5 m² ... 985 ft²

All measurements are approximate and for display purposes only





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

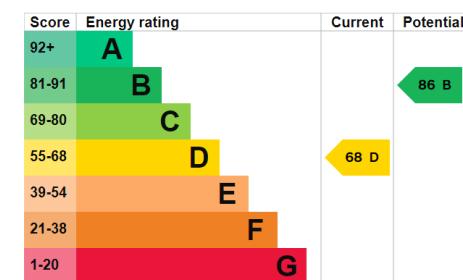
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