

3 Bed Terraced In Rennie Street Ferryhill,, Ferryhill, DL17 8NG

£43,000





SHORT DESCRIPTION

Property Ref: 12718 Deceptively spacious mid terraced house in a popular County Durham market town This 3-bedroom, 1-bathroom, 1-living room mid terraced house is deceptively spacious, with 75 square meters of floor space. It is located in a popular County Durham market town and is perfect for investors or families. The house has a gas central heating system with double glazing, making it very energy efficient. The present owner has found it to be surprisingly cheap to heat. The kitchen is a good size and leads out to a high walled yard, perfect for storage. There is also plenty of storage space throughout the house. The major towns of Darlington, Durham and Newcastle are all within commuting distance, and the nearby A1 motorway provides good transport links. Here are some of the key features of the property: 3 bedrooms 1 bathroom 1 living room Gas central heating with double glazing Generous sized kitchen High walled court type garden Plenty of storage space Close to major towns and cities Good transport links I would also like to add the following: The house is in a residential area popular with investors. There are a number of schools, shops and amenities nearby The house is in good condition and is ready to move into.... Property Type: Terraced Full selling price: £46000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: A EPC rating: D Measurement: 807.293 sq.ft. Outside Space: Rear Garden Heating Type: Double Glazing, Gas Central Heating, Gas Possession of the property: self-occupied

NOTE: Prospective buyers will be pleased to hear that this property, unlike so very many in the district, DOES NOT have external wall insulation with all the associated risks to property structure as mentioned in the article in the Northern Chronicle concerning: Some 98% of the homes which had external wall insulation installed under the Government programme – some 22,000 to 23,000 dwellings – have major issues that will cause problems such as damp and mould, and require work to correct, a report by the NAO found. does not apply to this property neither have neighbours had external wall insulation. -----



Bed Room(s)



Bath Room(s)



Living Room(s)

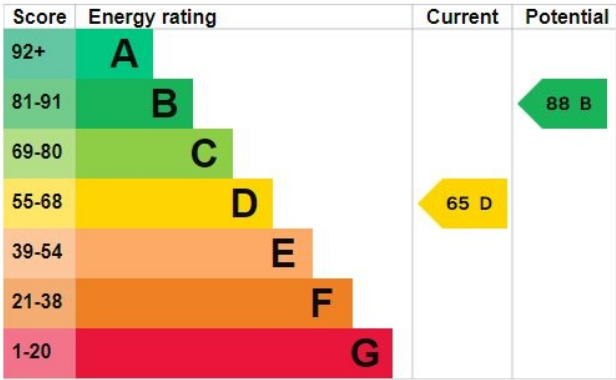
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)