



10 Encombe Terrace, Ferryhill
Ferryhill



Offers in Region of £70,000



10 Encombe Terrace

Ferryhill, Ferryhill

This three-bedroom mid-terraced property offers spacious accommodation with plenty of potential, making it an ideal opportunity for buyers looking to put their own stamp on a home.

The ground floor features two generous reception rooms, with bay windows to the front adding character and natural light. The main living room includes a fireplace and wood flooring, while the adjoining dining room provides a good space for family meals or entertaining.

The kitchen is fitted with a range of units, tiled splashback, and ample worktop space, with a large window bringing in natural light. Just off the kitchen is a useful utility area, providing additional storage and space for appliances.

Upstairs, there are three well-proportioned bedrooms. The main bedroom includes decorative wall panelling paper and a ceiling fan, the second benefits from built-in storage and a dressing area, and the third offers a flexible space suitable for a variety of uses.

The bathroom is fitted with a walk-in shower, freestanding bath, and modern fixtures.

Externally, there is a front forecourt, while to the rear is a private courtyard with roller shutter access providing off-street parking for one vehicle.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.



Entry

3' 10" x 3' 1" (1.16m x 0.93m)

Hallway

11' 8" x 3' 1" (3.55m x 0.94m)

Living Room

12' 6" x 12' 2" (3.81m x 3.72m)

Dining Room

13' 1" x 12' 4" (3.98m x 3.77m)

Kitchen

11' 6" x 8' 0" (3.50m x 2.44m)

Utility Room

4' 1" x 4' 2" (1.25m x 1.27m)

Bedroom 1

12' 8" x 8' 8" (3.86m x 2.63m)

Bedroom 2

13' 1" x 9' 11" (4.00m x 3.02m)

Bedroom 3

9' 3" x 6' 11" (2.81m x 2.12m)

Bathroom

11' 6" x 8' 1" (3.51m x 2.47m)





YARD

OFF STREET

1 Parking Space

Yard with roller door providing parking space for one average size vehicle.

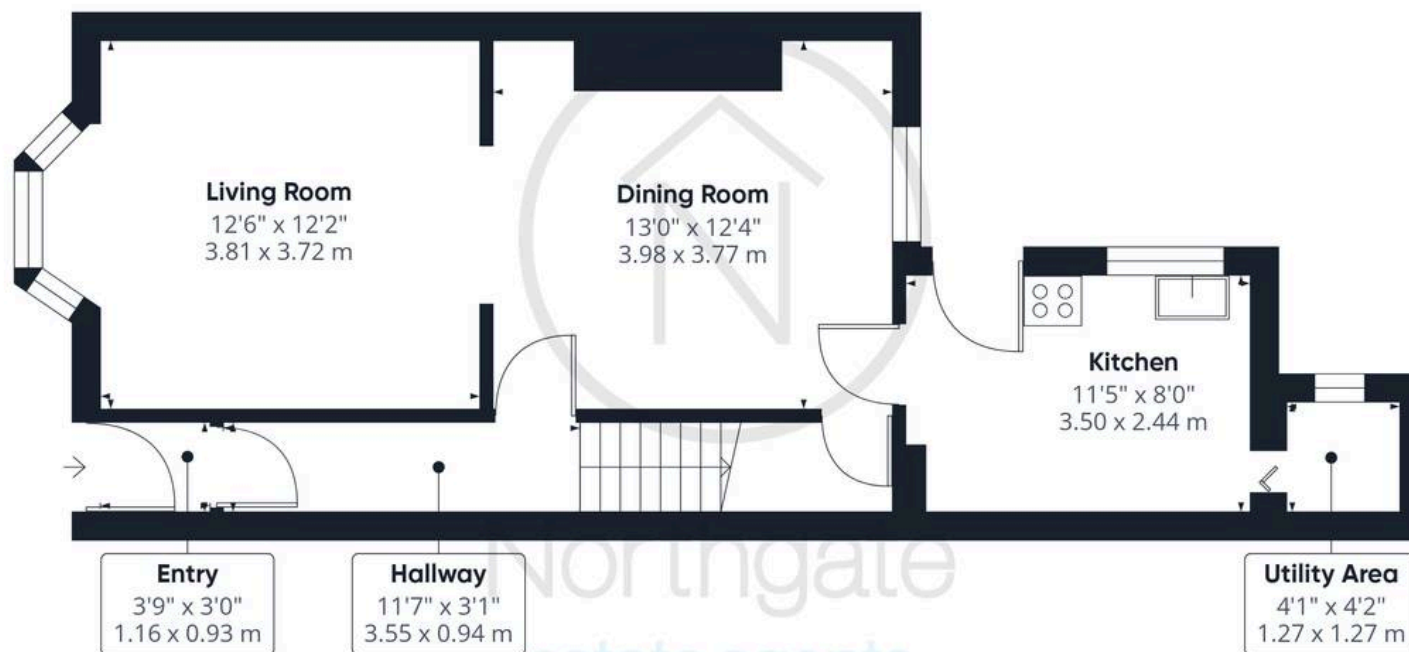








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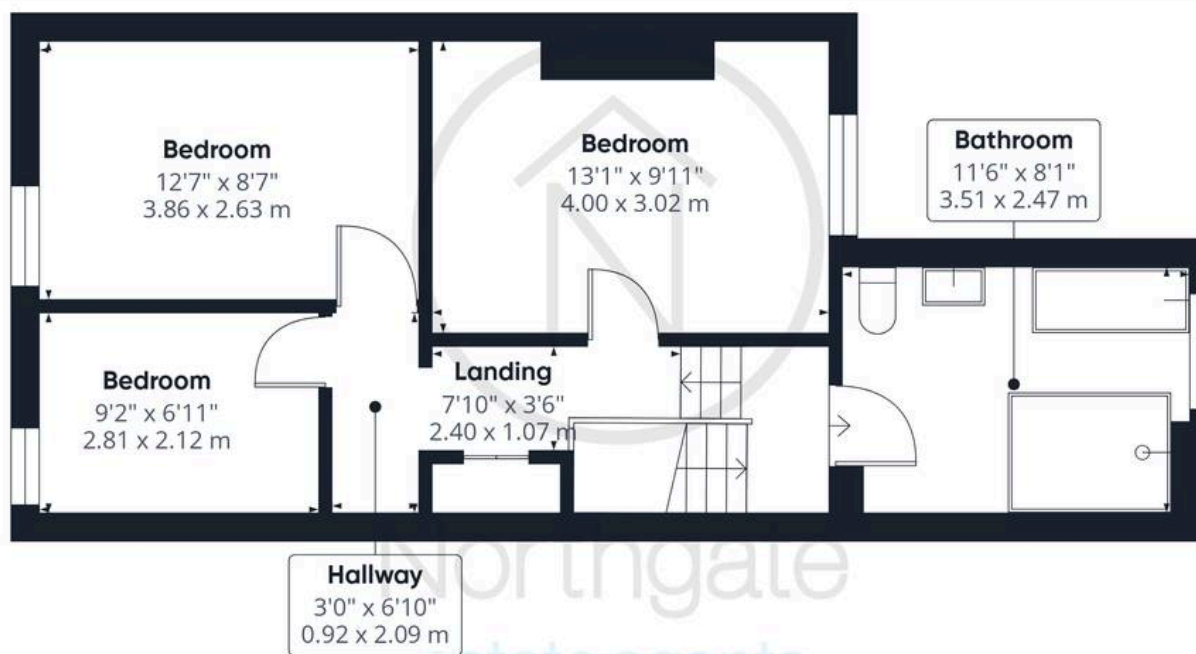


Ground Floor

Approximate total area⁽¹⁾

966 ft²

89.7 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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