



3 Bedrooms

Superbly presented terraced house boasting three bedrooms, ideally located in a sought-after neighbourhood. This charming property features a spacious living room, a kitchen and a dining area perfect for entertaining guests. The three bedrooms are generously sized and offer ample storage space, making this home ideal for families or professionals alike. The property also benefits from a private garden, providing a peaceful outdoor space to relax or host gatherings. Situated within close proximity to local amenities, schools, and transport links, this home offers convenience and comfort for its residents. With its tasteful decor and convenient location, this property is sold with a tenant in situ managed with ourselves at Holbrook & co estate agents. Any information you require, call us today and we will be more than happy to help.

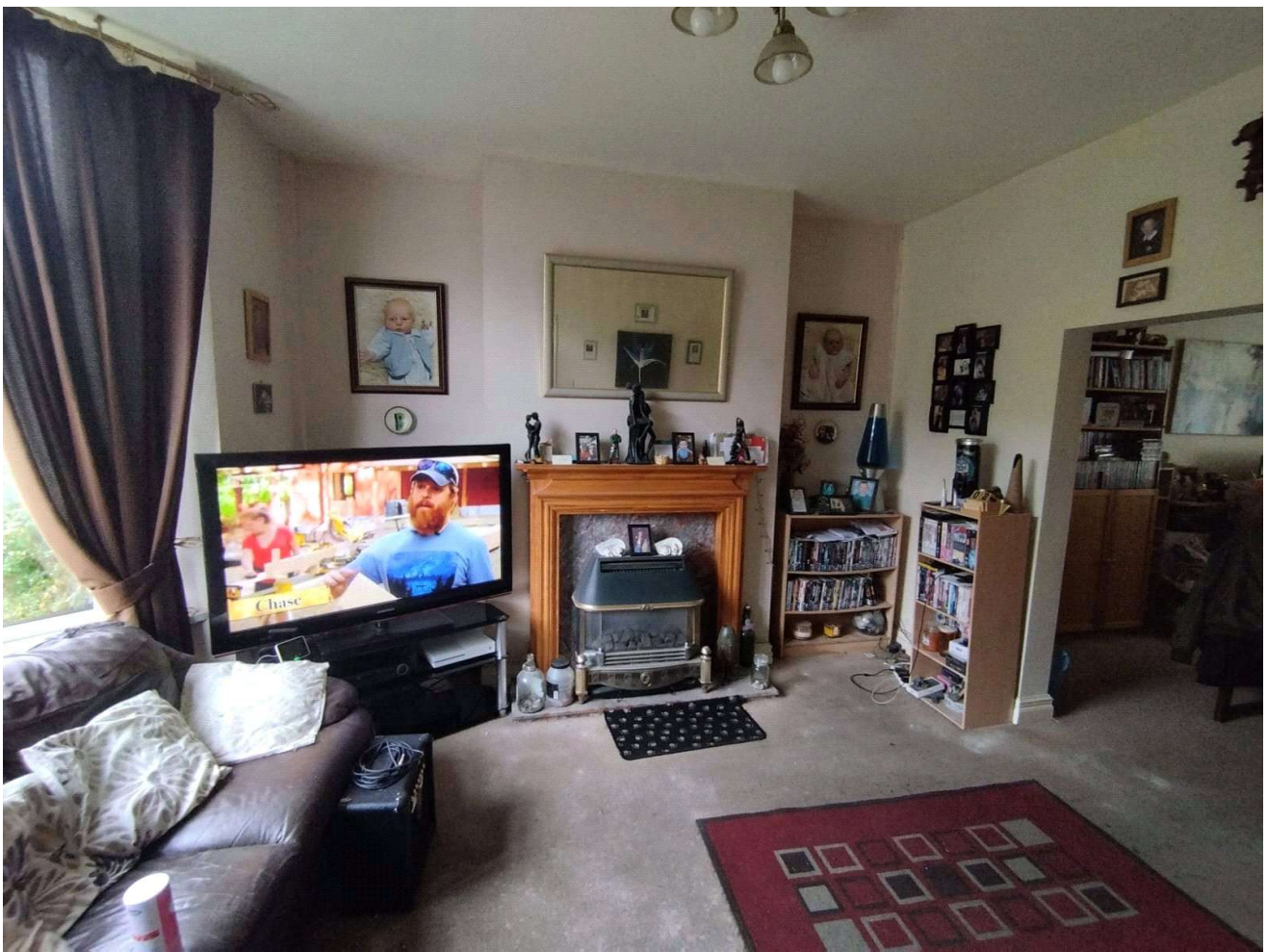
Westcott Terrace

Ferryhill, County Durham, DL14

Asking Price:

£65,000

EPC Rating: To be



Hallway

Lounge:

1'5 x 0'11"7 (0.43m x 0.28m7)

With double glazed window and radiator.

Dining Room:

1'3"9 x 1'1"8 (0.38m9 x 0.33m8)

With double glazed window and radiator.

Kitchen:

1'2 x 0'6"8 (0.36m x 0.15m8)

Comprising of double glazed window, a range of wood finish base and wall cupboards, induction cooker and sink.

Bathroom:

Comprising of low level W/C, hand wash basin, stand in shower/bath.

Bedroom one:

1'1"9 x 0'9"2 (0.33m9 x 0.23m2)

Having double glazed window, radiator

Bedroom two:

0'11"7 x 0'9"2 (0.28m7 x 0.23m2)

With double glazed window, radiator

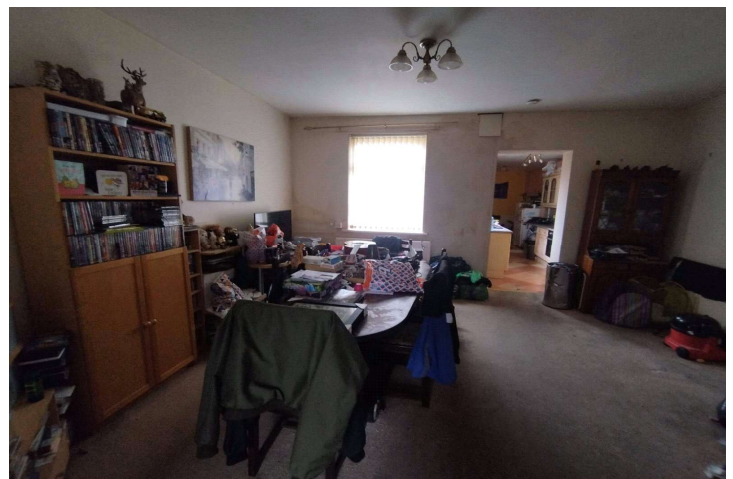
Bedroom three:

0'8"6 x 0'6"3 (0.2m6 x 0.15m3)

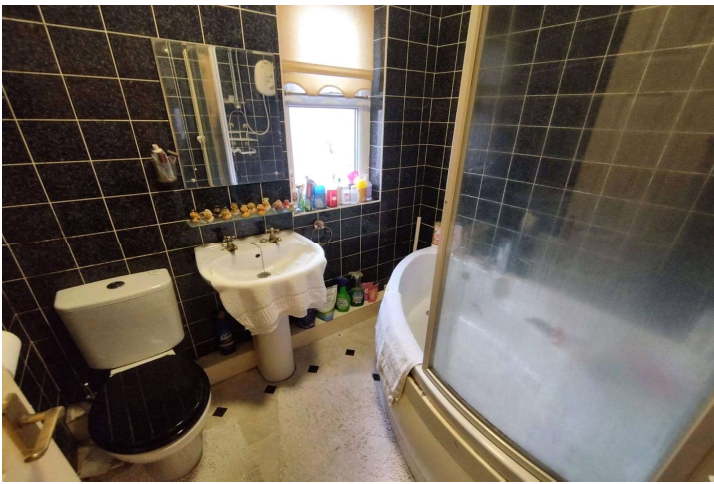
Having double glazed window, radiator

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal



For additional information and full photo gallery please visit www.holbrookandco.co.uk



requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. 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 of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-5.00pm and Saturday 9.00am-12.00pm.

Material information:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure - Freehold

Viewing - By appointment through Holbrook & Co

For additional information and full photo gallery please visit

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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