



Charming terraced house located in a sought-after neighbourhood. This delightful property boasts two generously-sized bedrooms, perfect for a small family or professionals looking for extra space. The well-maintained interior includes a spacious living room, a fully-equipped kitchen and a stylish bathroom. The outdoor space is a highlight, offering a private yard ideal for relaxing or entertaining guests. Situated in a convenient location, with easy access to local amenities, schools, and transport links, this property is perfect

## Hawthorne Terrace

Ferryhill, DL17

Asking Price:

**£68,000**

EPC Rating: D



**Lounge:**

**15'1" x 12'6" (4.6m x 3.8m)**

Laminate flooring, Single Upvc framed double glazed window, feature fire, single wall mounted radiator, storage cupboard.

**Kitchen / Diner:**

**15'9" x 8'6" (4.8m x 2.6m)**

Wall and base units, door to rear yard, mixed laminate and tile flooring, single wall mounted radiator.



**Bedroom One:**

**12'6" x 12'6" (3.8m x 3.8m)**

Carpeted flooring, single Upvc framed double glazed window, single wall mounted radiator, storage cupboard.

**Bedroom Two:**

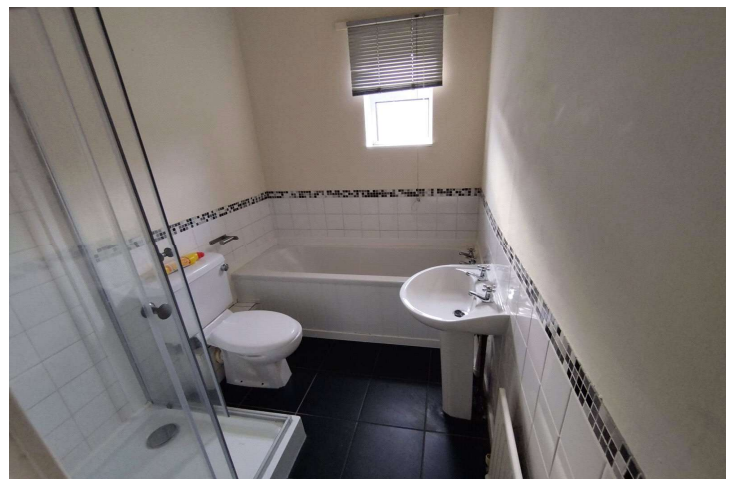
**8'2" x 9'10" (2.5m x 3m)**

Carpeted flooring, single Upvc framed double glazed window, single wall mounted radiator.

**Bathroom:**

**5'3" x 11'6" (1.6m x 3.5m)**

4 piece suite comprising of panelled bath, pedestal sink, toilet and corner shower. Tiled flooring and semi tiled walls, Upvc double glazed



For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



window, single wall mounted radiator and storage cupboard.

**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 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 miss-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.

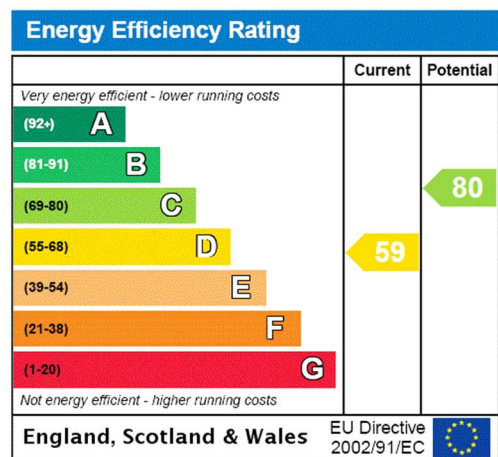
**MATERIAL INFORMATION:**

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

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: On Street

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](#)



For additional information and full photo gallery please visit

[www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)

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