



3 Bedrooms

This terraced house in Ferryhill presents a fantastic investment opportunity, currently undergoing renovations to enhance its appeal and value. Situated in a sought-after location, this property features three generous bedrooms, making it an ideal choice for families or professionals seeking a comfortable living space.

With convenient access to local amenities, schools, and transport links, this

**High Street**  
Ferryhill, West Cornforth, DL17

Asking Price:

**£55,000**

EPC Rating: D



**Living Room:**

grey carpets  
double upvc glazing  
built in fireplace  
radiator

**Reception Room:**

grey carpets  
upvc double glazing windows  
radiator

**Kitchen:**

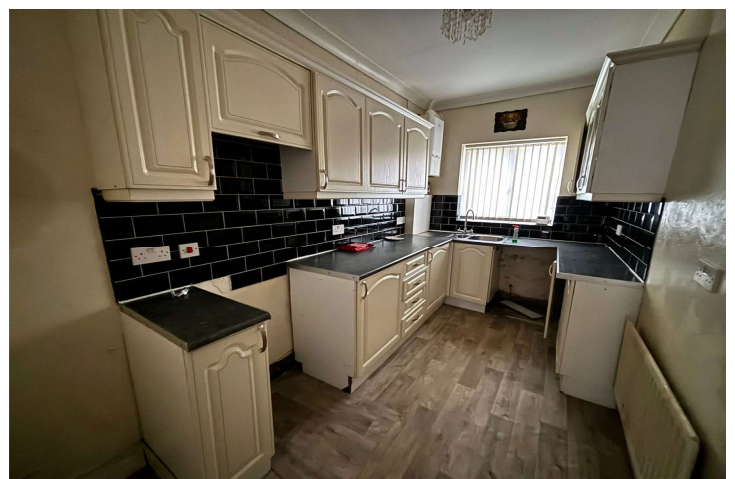
black tile backsplash  
cream units  
black worktops  
stainless steel sink  
double upvc windows  
radiator

**Bathroom:**

**6'11"x9'2" (2.1mx2.8m)**

Lino flooring  
sink  
toilet  
bath  
double upvc windows

**Bedroom 1:**



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



Double UPVC Windows  
radiator  
grey carpets

**Bedroom 2:**

Double UPVC Windows  
radiator  
grey carpets

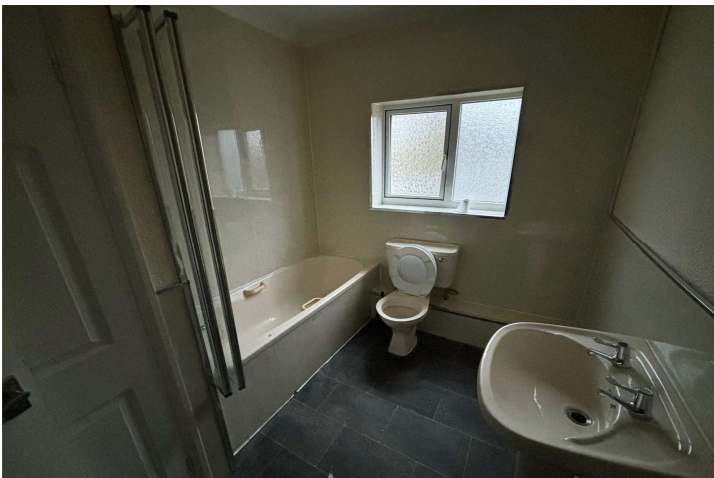
**Bedroom 3:**

Double UPVC Windows  
radiator  
grey carpets



**Modern Method Disclaimer:**

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional



**Disclaimer:**

our 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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