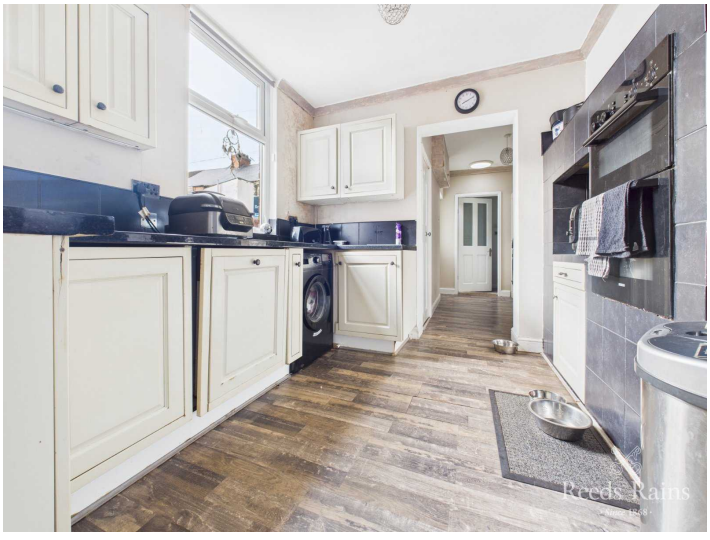




Glebe Houses, Ferryhill, Durham, DL17

Offers Over: £130,000

Freehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Lounge
16'10"x12'8" (5.13mx3.86m)
Entrance into spacious lounge with a bay window to the front.

Dining Room
13'11"x12'4" (4.24mx3.76m)
Reception room with a window to the rear.

Kitchen
8'3"x9'10" (2.51mx3m)
Laminate units and worktops house integrated appliances and allows space for storage of kitchen items.

Utility Room
5'11"x10 (1.8mx10)
Additional kitchen space with a window to the side and a door to the rear yard.

Bathroom
Featuring a walk-in shower, a toilet, and a sink.

First Floor Landing
Carpeted hallway with access to three bedrooms, a family bathroom, and a WC.

Bathroom
Featuring a bath, a sink, and a frosted window to the side.

WC
Featuring a toilet and a frosted window to the side.

Bedroom
11'5"x12'5" (3.48mx3.78m)
Carpeted double bedroom with a window to the rear.

Bedroom
10'2"x12'5" (3.1mx3.78m)
Carpeted double bedroom with a window to the front.

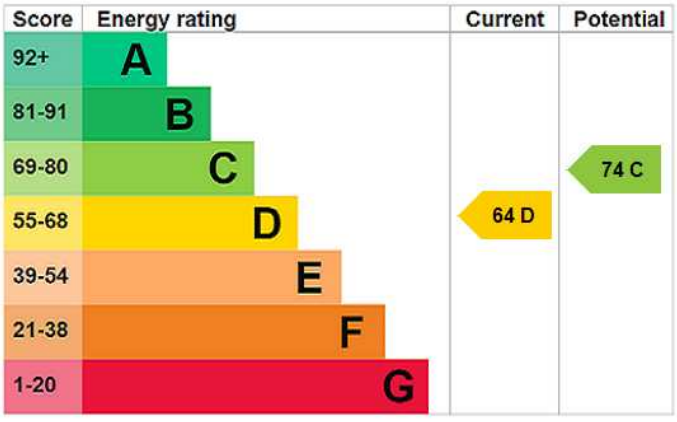
Bedroom
6'10"x9' (2.08mx2.74m)
Bedroom to the front.

External
Generous private garden to the front, off-street









parking to the side, and a yard to the rear.

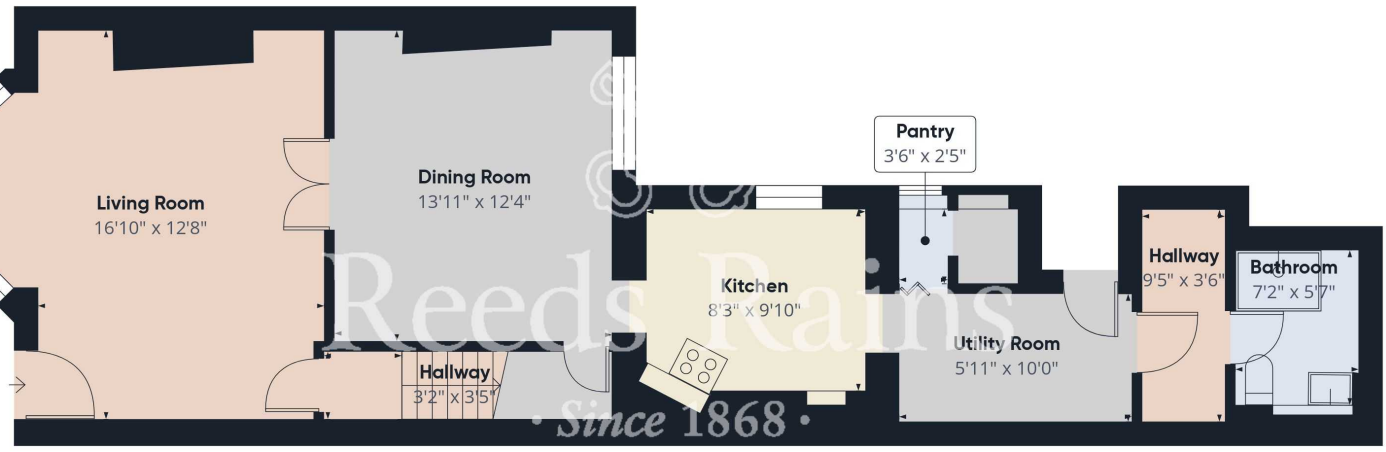
Additional Information
Plot Size 0.08 acres
Local Authority Durham
Council Tax Band A
Council Tax Estimate £1,701
Year Built 1930-1949
Flood Risk
Rivers & Seas: Very low
Surface Water: Very low
Tenure Freehold

Agent's Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

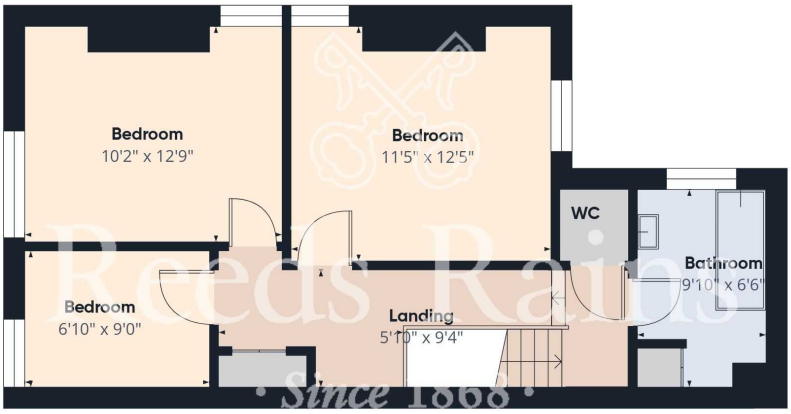
The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Charges
Council Tax Band: A

EPC Rating: D



Floor 0



Floor 1

Approximate total a

1161 ft²

(1) Excluding balconies and t

Calculations reference the RI
3C standard. Measuremen
approximate and not to sca
floor plan is intended for illus
only.

GIRAFFE360

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