



## Parker Terrace

Ferryhill DL17 8JT

Guide Price £130,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Parker Terrace

## Ferryhill DL17 8JT



- Immediate 'exchange of contracts' available
- EPC RATING - F
- Large open plan kitchen, dining and sitting area

- Being sold via 'Secure Sale'
- Close to town centre amenities
- Two generous double bedrooms

- Spacious throughout
- Good road links via the A167
- Wetroom/WC

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Available with no chain involved. Venture Properties are delighted to offer for sale this modernised detached bungalow having spacious accommodation throughout. The property is situated within walking distance to all town centre amenities, has superb road links via the A167 and easy public transport access.

The impressive floor plan comprises of a welcoming entrance hallway, living room with bay window and feature fireplace and a large open plan kitchen, dining and sitting room which is the perfect social space for living and entertaining. There are two generous double bedrooms, a refitted wet-room and a conservatory/lobby which has access to the garden. Externally there are surrounding low maintenance gardens and double gates providing access to secure off street parking.

One of a kind and sensibly priced, viewing is highly recommended for full appreciation.

### Entrance Hall

Welcoming hallway entered via UPVC double glazed door. Having wood laminate flooring and radiator.

### Living Room

15'7" x 13'9" (4.76 x 4.21)

Spacious reception room with a UPVC double glazed bay window to the front, further UPVC double glazed window to the side, feature fireplace housing an electric fire and two radiators.

### Open Plan Kitchen, Dining and Sitting Room

21'0" x 12'0" (6.41 x 3.68)

An impressive open plan kitchen, dining and sitting room which is the perfect social and entertaining space. Refitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in double oven and gas hob with stainless steel extractor over, as well as an integrated fridge, freezer and washing machine. Further features include a UPVC double glazed window to the rear, tiled splashbacks, wood laminate flooring, radiator, feature fireplace housing an electric fire and a stable style door to the conservatory/rear lobby.

### Bedroom One

15'7" x 11'3" (4.76 x 3.45)

Generous double bedroom with a UPVC double glazed bay window to the front and radiator.

### Bedroom Two

14'2" x 10'10" (4.34 x 3.32)

Further double bedroom with a UPVC double glazed window, a window to the side, fitted wardrobes providing ample storage and a radiator.

### Bathroom/WC

10'5" x 8'2" (3.18 x 2.51)

A refitted wetroom comprising of a mains fed shower, pedestal wash basin, WC, tiled splashbacks, extractor fan and UPVC double glazed opaque window. Also having access to the loft which is partly boarded for storage.

### Conservatory/Rear Lobby

20'4" x 5'6" (6.20 x 1.70)

Having windows overlooking the garden and an external door.

### EXTERNAL

The property enjoys surrounding low maintenance gardens including double gates to the side providing access for parking. To the rear is a large wooden shed/garage which is ideal for storage.

### AUCTIONEERS COMMENTS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

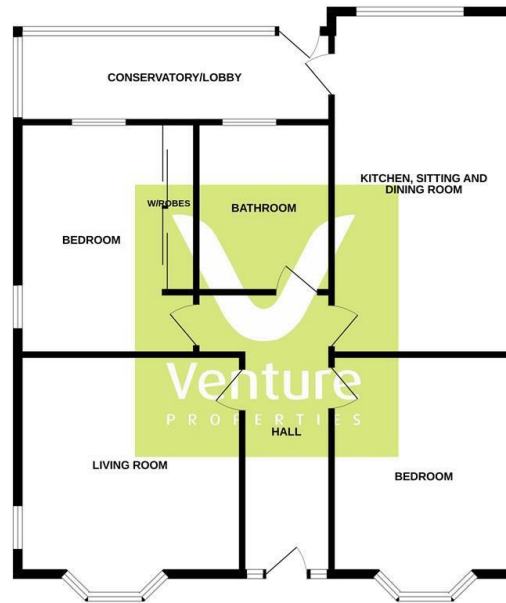
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

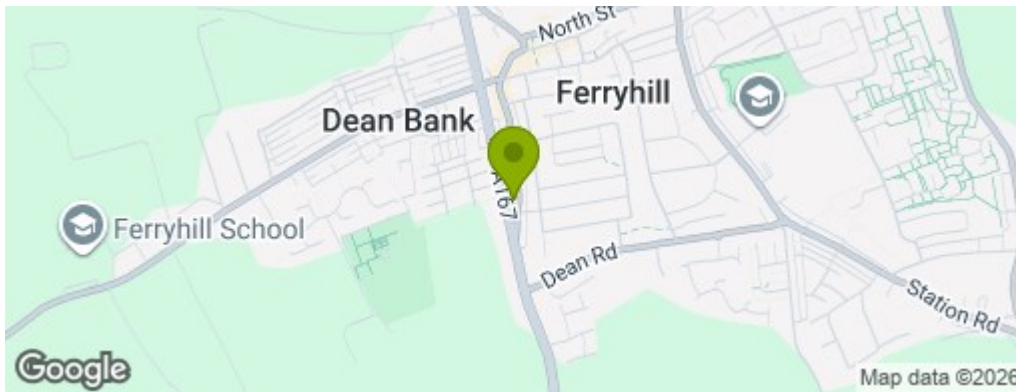
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Ventura CS2024



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is tbc Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade F

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of

Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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