



## 2 bed terraced house to buy in

West Chilton Terrace, Chilton, Ferryhill,  
Durham, DL17 0HH

**£45,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Potential Rental Income £550pcm
- ✓ EPC Rating F

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: Electric

## Description

Pattinson Estate Agents welcome for sale this two-bedrooms terraced property situated on West Chilton Terrace, Ferryhill.

The property briefly comprises : entrance way, living room, dining room and kitchen are located on the ground floor. Two bedrooms and a family bathroom are located on the first floor.

Externally the property offers on street parking to the front elevation, Fully enclosed yard to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Electric

## External Front



## Entrance Way



## Living Room



## Dining Room



## Landing



## Bedroom 1



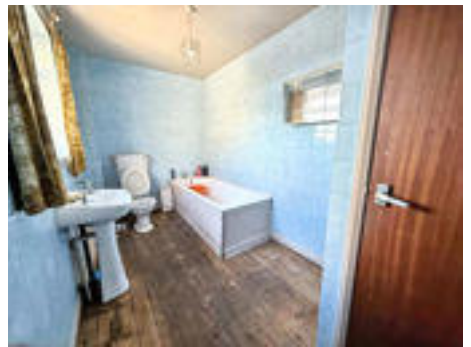
---

## Bedroom 2




---

## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

West Chilton Terrace, Chilton, Ferryhill, Durham, DL17 0HH

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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.

