

# KAN MOVE

## Estate Agents

2 bed Semi Detached House for sale - £69,950

Raisby Terrace - Ferryhill



Council Tax Band: A

EPC Rating: D

We are delighted to offer for sale this this deceptively spacious two bedroom semi detached house situated in West Cornforth. The property also benefits from gas central heating and UPVC double glazing. In brief, the property comprises of Entrance Reception, Lounge with feature fireplace, Kitchen with integrated cooking appliances and Conservatory leading out onto the rear garden. To the first floor there are Two Bedrooms and a white bathroom/wc with Shower. Externally to the front of the property there is an enclosed garden, driveway leading to a garage situated in the rear garden. This property is being sold with a long term sit



**1 Bathrooms**

**2 Beds**

- TWO BEDROOMED SEMI DETACHED
- GARDENS FRONT AND REAR
- IDEAL INVESTMENT
- BEING SOLD WITH TENANT IN SITU
- CONSERVATORY
- MUST BE VIEWED

SCAN FOR DETAILS

### **Entrance Reception**

With upvc double glazed door to the front elevation.

### **Lounge 13' 2" x 12' 1" (4.01m x 3.68m)**

With upvc double glazed window and feature fireplace.

### **Kitchen 18' 7" x 7' 4" (5.66m x 2.23m)**

With two upvc double glazed windows and upvc entry door to the rear elevation, fitted kitchen with cream wall and floor mounted units, contrasting laminated working surfaces, inset stainless steel sink unit with mixer tap, integrated electric oven, hob and extractor filter fan and plumbing for automatic washing.

### **Conservatory**

With upvc double glazed windows and french doors onto the rear garden.

### **First Floor Landing**

With access to loft space and all first floor rooms.

### **Bedroom One 15' 1" x 11' 1" (4.59m x 3.38m)**

With upvc double glazed window to the front elevation, built in cupboard containing water tank and over stairs storage cupboard.

### **Bedroom Two 11' 0" x 8' 5" (3.35m x 2.56m)**

With upvc double glazed window to the rear elevation.

### **Family Bathroom**

With upvc double glazed window to the rear elevation, white suite comprises panelled bath with electric shower, pedestal wash hand basin and low level wc.

### **Externally**

To the front of the property there is a gravelled garden an ample driveway parking leading to a single detached garage. To the rear a patio area and garden laid to lawn.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75 C
55-68	<b>D</b>	55 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

