



Shelley Terrace, Chilton Ferryhill DL17 0PR

welcome to

Shelley Terrace, Chilton Ferryhill

Sitting on a generous corner position, this two bedroom, end-terraced home enjoys a quiet yet convenient setting near Chiltern School. Viewings come recommended.

Entrance Porch

Entered via composite double glazed door to the side, UPVC double glazed window to front, spotlights to ceiling, laminate flooring, UPVC double glazed door leading into:-

Lounge

18' 4" including stair recess x 12' (5.59m including stair recess x 3.66m)
UPVC double glazed window to front, radiator, TV point, opening into:-

Kitchen/Diner

18' 5" x 9' 9" (5.61m x 2.97m)
Kitchen Area - UPVC double glazed window to rear, range of wall and base units with contrasting working surfaces, tiled splashback, peninsular island for seating, space for free standing fridge freezer, plumbing and recess for dishwasher, 1 1/2 stainless steel sink/drainers with mixer tap, recess for cooker with tiled splashback and stainless steel chimney style extractor over.

Dining Area - space for dining, radiator, understairs storage cupboard, vinyl flooring.

Utility

8' 8" x 4' 10" (2.64m x 1.47m)
UPVC double glazed picture window to rear, UPVC double glazed door to side, cladded roof, spotlight to ceiling, built in storage area, plumbing and recess for washing machine with tumble dryer above, opening to:-

Downstairs W C

Tiled floor, low level low flush WC, wall mounted wash hand basin with tiled splashback, radiator, UPVC double glazed picture window to rear, cladded wood ceiling, spotlight.

First Floor Landing

Doors leading to all principle rooms.

Bathroom

Great size, ultra modern, UPVC double glazed window to rear, corner double shower cubicle with rainfall shower head and handheld attachment, tiled surround, vinyl flooring, 2 chrome heated radiators, low level low flush WC, wash hand basin on a vanity unit, bathroom wall boarded walls, extractor fan.

Bedroom 1

10' 7" x 12' 5" onto fitted wardrobes (3.23m x 3.78m onto fitted wardrobes)
UPVC double glazed window to front, radiator, coved cornicing, wall mounted Ideal logic combination boiler, open fitted wardrobes, door leading to a fixed staircase to loft room.

Bedroom 2

9' 11" x 11' 4" (3.02m x 3.45m)
UPVC double glazed window to rear, radiator, exposed floorboards.

Loft Room

Velux skylight window to rear, exposed wooden beams, great space for storage.





Externally

Front

Wrought iron gate which leads to the rear, wall enclosed with wrought iron gate for access, patio, walkway to front door, slate bed edging, yucca tree, raised planters, mature borders.

Rear Garden

Tiered with paved patio, fence enclosed with some raised planters, wooden gate which leads to the side of the property which has additional patio area with a hedge privet, wooden gate leading the rear driveway which has double wooden gates for access to the hardstanding patio area, double width shed with power and lighting and a door for access which is currently used as a crafting area.



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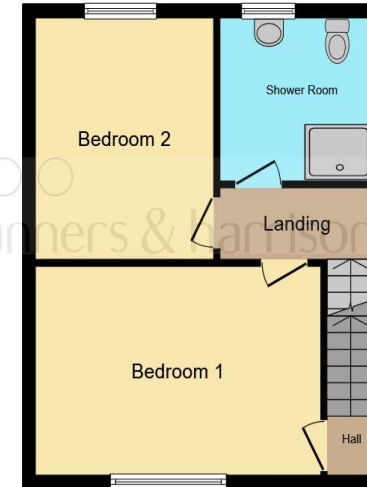
- GENEROUS CORNER PLOT
- UTILITY ROOM
- DRIVEWAY
- SHED
- CLOSE TO SCHOOL

Tenure: Freehold EPC Rating: D
Council Tax Band: A

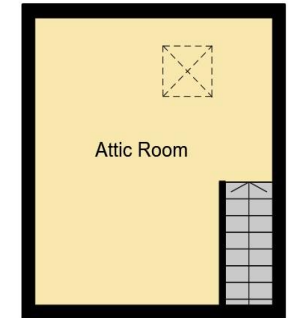
£125,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAR119270 - 0002

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