

Peter Clark

Property Services Ltd.



70 Darlington Road, Ferryhill, DL17 8EX

£68,000

We are pleased to offer to the market this two bedroom mid-terraced property in Ferryhill, close to local schools and within walking distance of the town centre. The property has been well maintained by the present owner and benefits from recently fitted UPVC windows and composite doors, gas central heating, modern fitted kitchen, white family bathroom suite, downstairs cloakroom and enclosed rear courtyard.

Ground Floor

Entrance Hall

Has composite entrance door and central heating radiator.

Lounge 12'3 x 12'0 (3.73m x 3.66m)



Has bay window, coved ceiling, central heating radiator and feature fire surround with living flame gas fire.

Dining Room 12'10 x 13'8 (3.91m x 4.17m)



Has central heating radiator and coved ceiling.

Kitchen 11'1 x 8'5 (3.38m x 2.57m)



Has a range of fitted wall and base units, laminate work surfaces, built in electric cooker and gas hob with feature glass splash back, part tiled walls, ceramic sink unit with mixer tap, coved ceiling, laminate flooring and central heating radiator.

Rear Lobby

Has central heating radiator and composite entrance door.

Downstairs WC



Has white suite comprising: WC, hand wash basin and central heating radiator.

First Floor

Family Bathroom



Has white suite comprising: corner panel bath, single corner shower cubicle with electric shower, vanity unit with hand wash basin, WC and central heating radiator.

Bedroom 1 14'0 x 12'0 (4.27m x 3.66m)



Has built in sliding mirrored wardrobes, central heating radiator and coved ceiling.

Bedroom 2 13'8 x 10'0 (4.17m x 3.05m)



Has coved ceiling and central heating radiator.

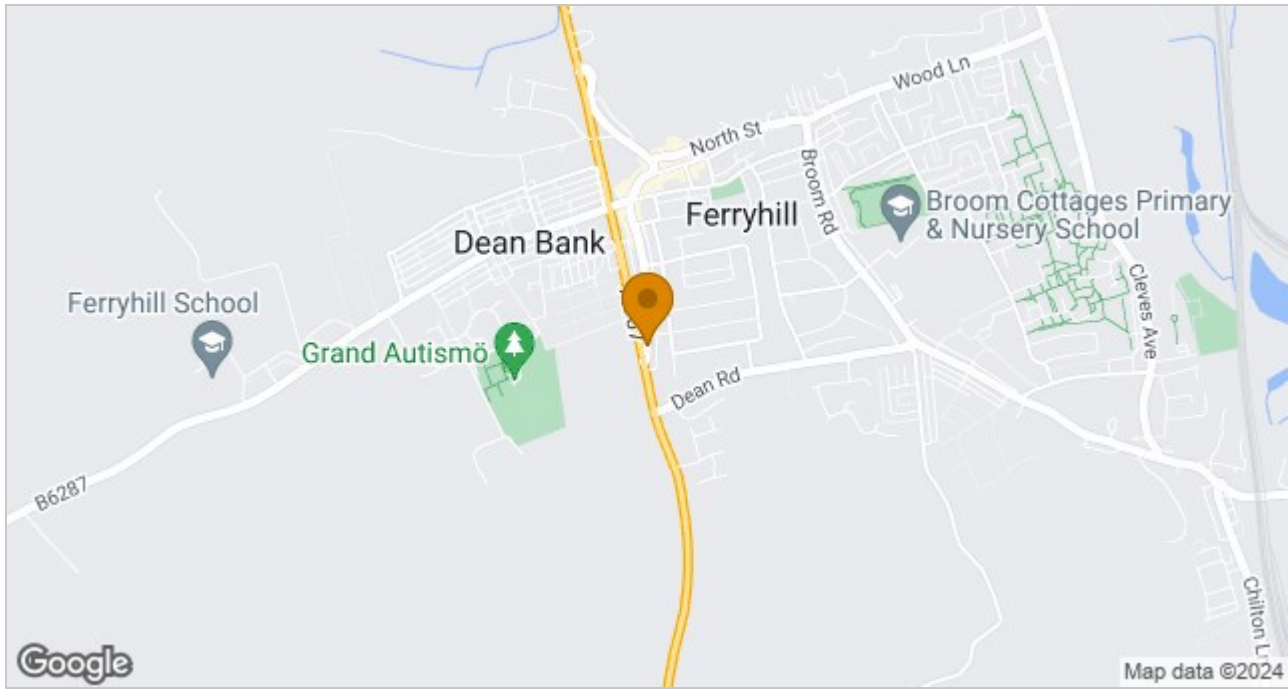
Exterior

Has enclosed rear courtyard.

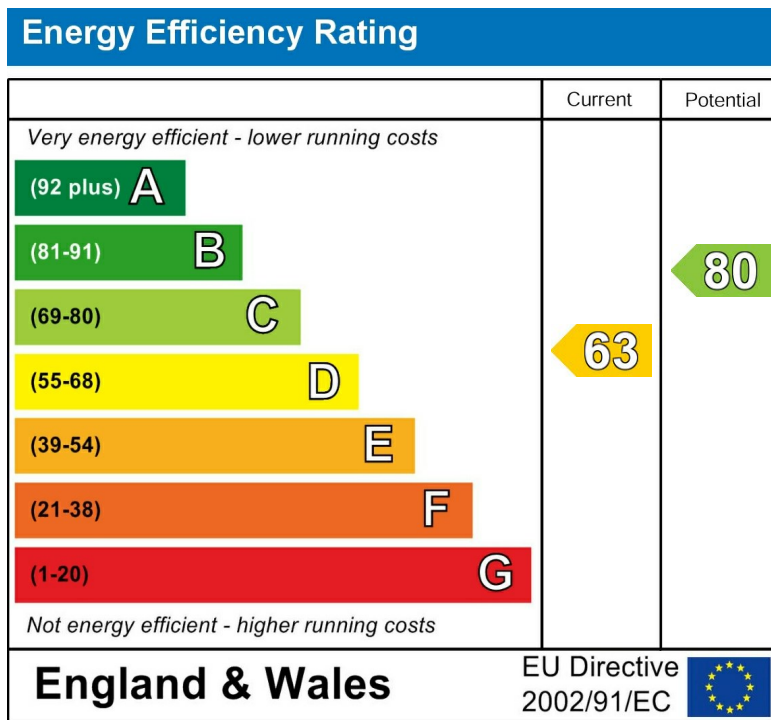
Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



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.