



## Mainsforth Road

, Ferryhill, DL17 9DF

£219,950



A rare opportunity to purchase this stunning unique property at the heart of Mainsforth's history. Memorial Cottage is a spacious, three bedroomed detached house in this most desirable location that offers; gas central heating, a recently fitted bathroom suite and extended living space ideal for growing families or working from home. With ample off road parking and large garden this property must be viewed internally to be appreciated.



### Listing

Memorial Cottage is a Grade II listed building, The listing specifically refers to the marble memorial stone attached to the front wall, the house itself is of no particular interest to Historic England. The memorial stone was erected to commemorate those men who served in WW1 from Mainsforth Colliery.

### Ground Floor

#### Entrance Hall

Has entrance door, solid oak flooring and staircase leading to the first floor.

#### Lounge 11'2 x 5'10 (3.40m x 1.78m)

Has feature fire surround and tiled hearth inset with stove effect electric fire, central heating radiator, coved ceiling and French doors leading to the sitting room.

#### Sitting Room 11'9 x 10'4 (3.58m x 3.15m)

Has coved ceiling, central heating radiator and patio doors leading out onto rear garden.

#### Dining Room 11'2 x 13'11 (3.40m x 4.24m )

Has bay window, original wrought iron fire place, solid oak flooring and corniced ceiling.

#### Kitchen 17'4 x 11'2 (5.28m x 3.40m)

Has a range of fitted wall and base units, laminate worksurfaces, stainless steel inset sink unit with mixer tap, plumbing for dishwasher, tiled walls and entrance door leading onto the rear garden.

#### Rear Lobby

Has storage cupboard.

#### Cloakroom

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

#### Side Annexe

Has UPVC entrance door leading to one of three rooms currently used as beauty room, and utility rooms with vinyl flooring, fitted wall and base units with laminate work surfaces, vanity unit with sink unit, plumbing for automatic washing machine and central heating radiator.

#### First Floor Landing

Has central heating radiator.

#### Bedroom 1 13'0 x 10'9 (3.96m x 3.28m)

Has bay window, central heating radiator, coved ceiling and 'walk in' storage cupboard.

#### Bedroom 2 11'3 x 10'0 (3.43m x 3.05m)

Has central heating radiator.

#### Bedroom 3 7'10 x 7'0 (2.39m x 2.13m)

Has central heating radiator.

#### Bathroom WC

Has recently fitted suite comprising; panelled bath with mains shower and shower screen, vanity unit inset with hand wash basin, mirrored vanity unit, WC, tiled walls and chrome heated towel radiator.

#### Exterior

Has lawned front garden with mature borders and double access gates leading to hard stand area for of road parking and to the rear a private garden with timber decking and a summer house.

#### 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.

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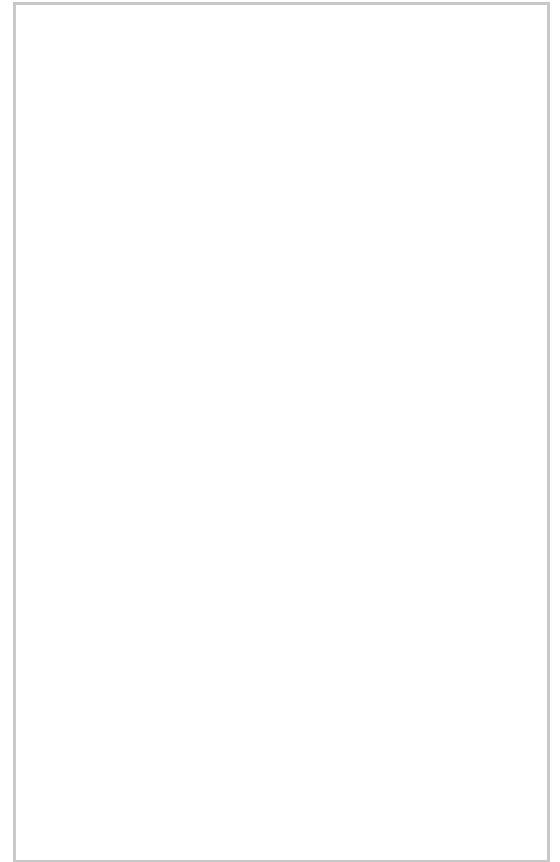
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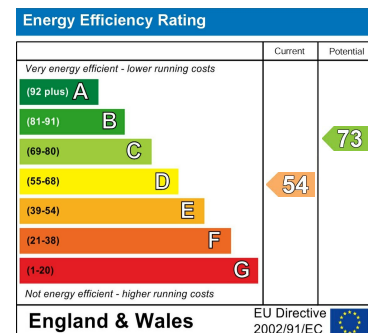
## Area Map



## Floor Plans



## Energy Efficiency Graph



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