



39 Cleves Court, Ferryhill, DL17 8RA

£134,950

Rarely available on the market this three bedroomed detached house on this most sought after development in Ferryhill. The property offers; gas central heating, double glazing, fitted kitchen with integrated appliances, off road parking and a garage. With gardens front and rear this excellent family home must be viewed internally.

Ground Floor

Entrance Hall

Has UPVC entrance door, central heating radiator and staircase to the first floor.

Lounge 13'2 x 12'8 (4.01m x 3.86m)



Has central heating radiator.

Dining Room 11'1 x 7'10 (3.38m x 2.39m)



Has central heating radiator and UPVC patio doors leading onto the rear garden.

Kitchen 11'3 x 7'11 (3.43m x 2.41m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with

mixer tap, built under electric oven with gas hob and extractor hood, tiled splashbacks, breakfast bar, plumbing for automatic washing machine, central heating radiator and UPVC entrance door leading onto the rear garden.

First Floor

Landing

Has airing cupboard and loft access.

Bedroom 1 13'0 x 9'2 (3.96m x 2.79m)



Has sliding door fitted wardrobes and central heating radiator.

Bedroom 2 9'3 x 9'2 (2.82m x 2.79m)



Has fitted sliding door wardrobes and central heating radiator.

Bedroom 3 10'2 x 6'4 (3.10m x 1.93m)



Has central heating radiator and storage cupboard.

Bathroom WC



Has coloured suite comprising; panelled bath, hand wash basin, WC, tiled splash backs and central heating radiator.

Exterior



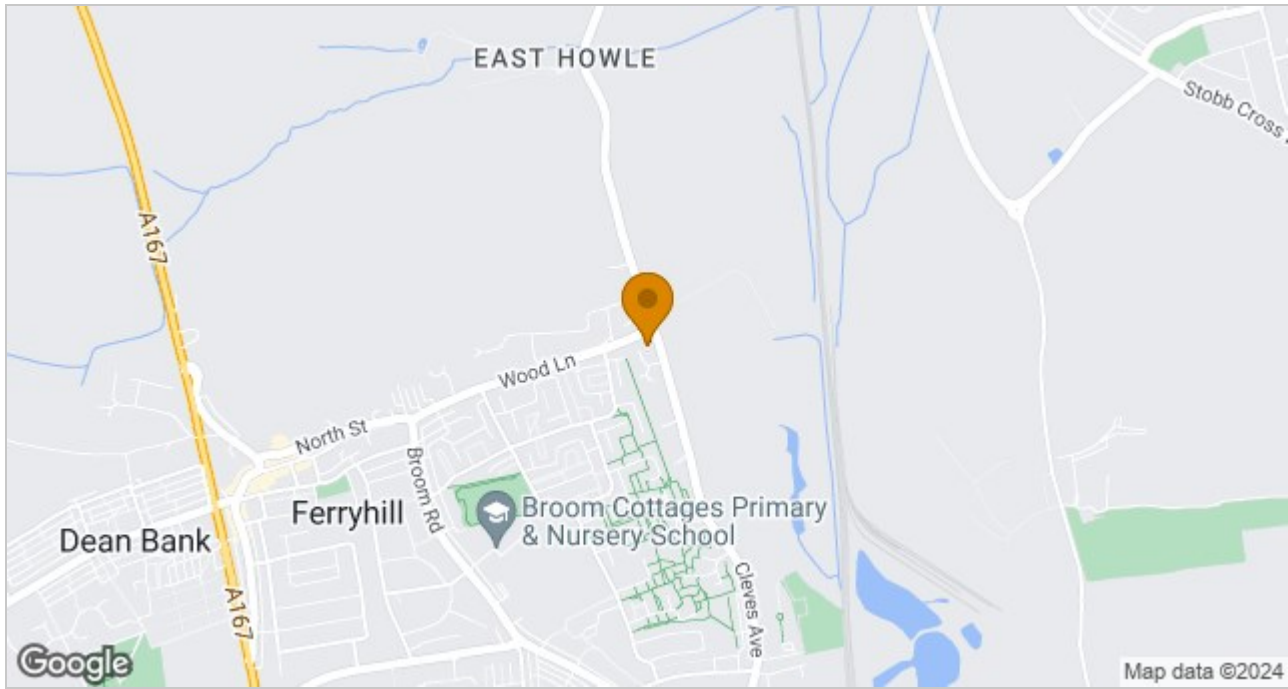
Has lawned front garden and driveway leading to the garage which has power and lighting and an electric door. To the rear is an enclosed garden laid to lawn with mature shrubs and trees.

Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES


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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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