



**46 Church Lane, Ferryhill, DL17 8LP**

**£89,950**

Viewing is essential for this two bedroomed mid-terraced house in this most pleasant location behind the town centre of Ferryhill. The property has been well maintained by the present owner to include; gas central heating, double glazing, attractive fitted kitchen with integrated appliances, modern white bathroom suite and is available with no onward chain.



## Ground Floor

### Entrance Hall

Has UPVC entrance door, laminate flooring, coved ceiling, central heating radiator and staircase access to the first floor.

### Lounge / Dining Room 22'5 x 14'9 (6.83m x 4.50m)



Has bay window, wall mounted electric fire, laminate flooring, coved ceiling, central heating radiator and under stairs storage cupboard.

### Kitchen 12'0 x 6'9 (3.66m x 2.06m)



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 electric hob and stainless steel extractor hood, plumbing for automatic washing machine, tiled walls, laminate flooring, coved ceiling and UPVC entrance door leading onto the rear courtyard.

## First Floor

### Landing

Has coved ceiling, central heating radiator and access to boarded loft for storage with access to combination gas boiler and has power and lighting.

### Bedroom 1 12'4 x 12'0 (3.76m x 3.66m)



Has coved ceiling, central heating radiator and fitted storage cupboard.

### Bedroom 2 9'9 x 8'6 (2.97m x 2.59m)



Has coved ceiling, central heating radiator and fitted wardrobes.

### Bathroom WC



Has white suite comprising; panelled bath with electric shower over, hand wash basin, WC tiled walls, laminate flooring and central heating radiator.

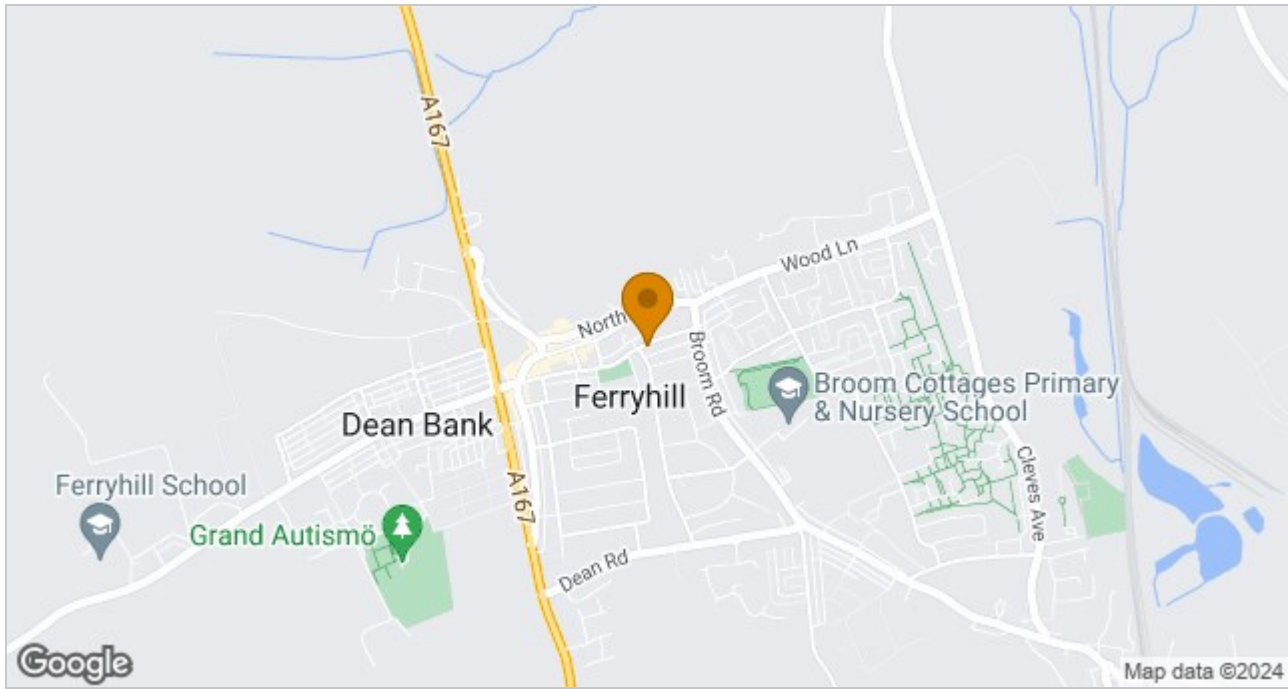
### Exterior

Has forecourt and enclosed rear courtyard.

### Disclaimer


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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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