



**44 High Street, Ferryhill, DL17 9HS**

**£80,000**

Viewing is essential for this outstanding three bedroomed mid-terraced house in this most quiet location close to local schools and shops. This spacious property offers; gas central heating, double glazing, modern kitchen with integrated appliances and ample parking to the rear. Available with no onward chain this impressive property is not to be missed.

## Ground Floor

### Entrance vestibule

Has composite entrance door.

### Lounge 17'0 x 14'7 (5.18m x 4.45m)



Has tiled hearth inset with multi-fuel stove and oak beam, central heating radiator, coved ceiling and storage cupboard.

### Kitchen / Breakfast Room 17'1 x 14'5 (5.21m x 4.39m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built in electric double oven, ceramic hob, stainless steel extractor hood, plumbing automatic washing machine, integrated fridge freezer, tiled walls, tiled floor, coved ceiling, central heating radiator, wall mounted combination gas boiler and staircase access to the first floor.

### Rear Lobby

Has UPVC entrance door leading onto the rear courtyard.

### Bathroom WC

Has white suite comprising; corner bath, shower cubicle with electric shower over, vanity unit inset with hand wash basin, WC, storage cupboard, part tiled walls and central heating radiator.

## First Floor



### Bedroom 1 14'4 x 14'0 (4.37m x 4.27m)



Has central heating radiator, coved ceiling and storage cupboard.

### Bedroom 2 13'6 x 6'7 (4.11m x 2.01m)



Has fitted storage, coved ceiling and central heating radiator.

### Bedroom 3 10'5 x 6'9 (3.18m x 2.06m)



Has central heating radiator.

### Exterior



Has double access gates leading to large block paved area for off road parking and single garage with power and lighting. This also leads to a courtyard area with brick built storage.

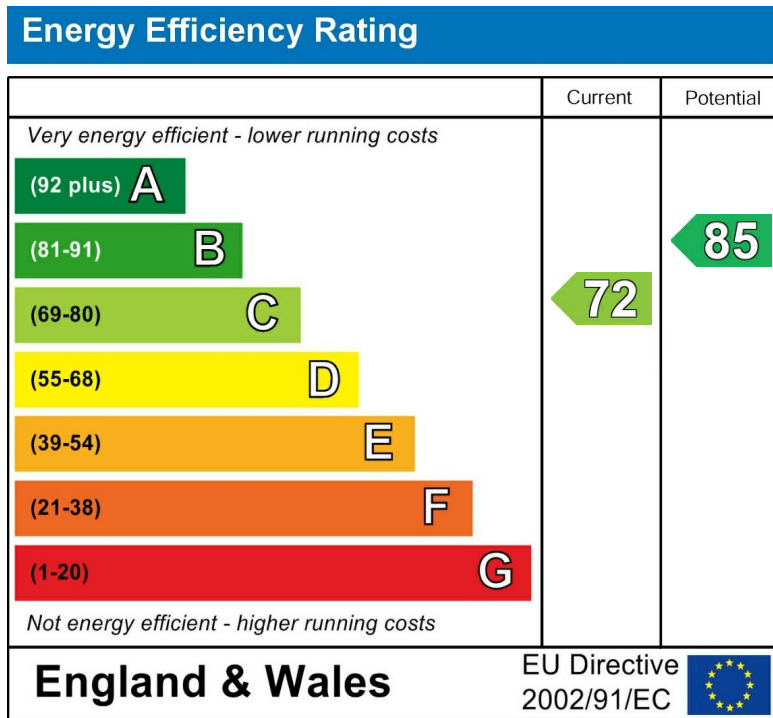
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## Area Map



## Energy Efficiency Graph



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