



25 Peacehaven, Ferryhill, DL17 8BH

£77,950

Rarely available on the market this one bedroomed semi-detached house in this most sought after location close to local shops and bus links. The property is in need of some updating but does include; gas central heating, white bathroom suite and offers large garden to the front and off road parking to the rear. Available with no onward chain this property is not to be missed.

Entrance Porch



Has entrance door with access onto the lounge.

Lounge 13'9" x 13'6" (4.19 x 4.11)



Has gas fire and back boiler supplying central heating and domestic hot water, coved ceiling and central heating radiator.

Kitchen 9'9" x 8'4" (2.97 x 2.54)



With a range of oak fitted base and wall units, laminate work surfaces, stainless steel inset sink unit, part tiled walls, plumbing for automatic washing machine and coved ceiling.

Rear Lobby

Has central heating radiator, loft access and entrance door leading onto the rear courtyard.

Bedroom 1 13'8" x 9'10" (4.17 x 3.00)



Has central heating radiator.

Bathroom WC



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

Exterior

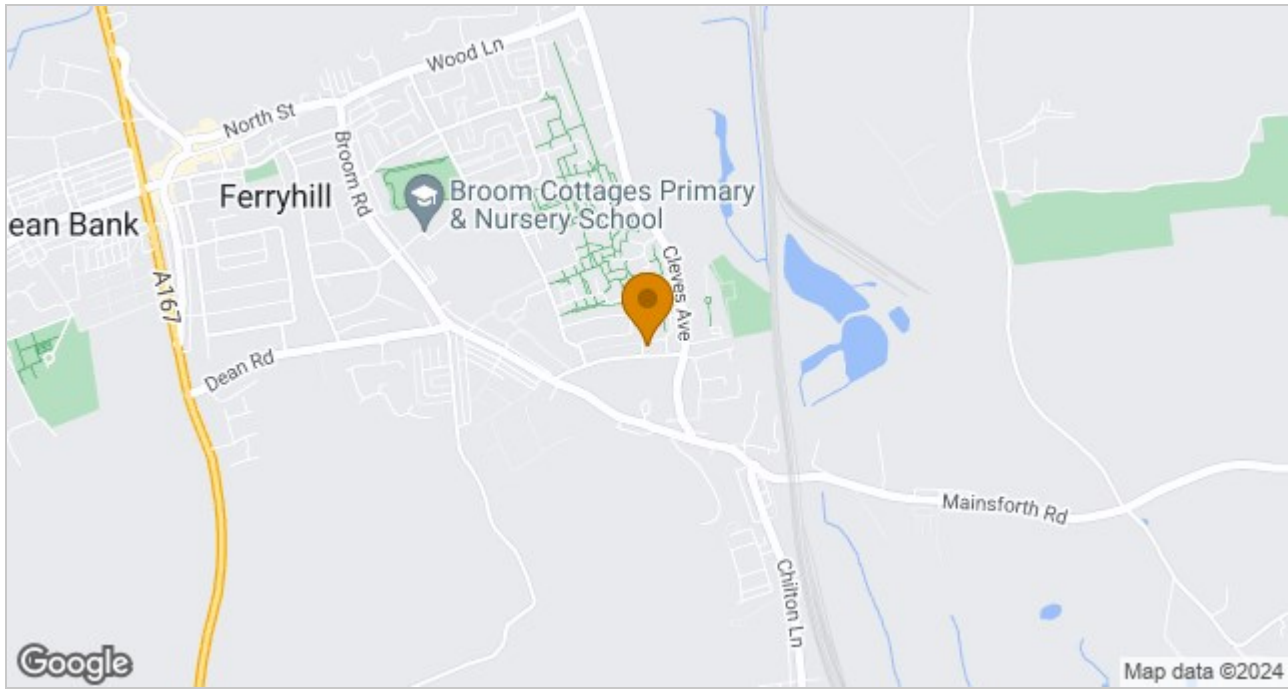
To the front there is a large lawned garden area with trees and shrubbery and to the rear an enclosed courtyard with off road parking.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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