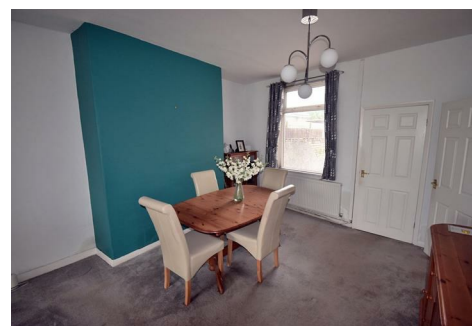


# Peter Clark

Property Services Ltd.



**67 Darlington Road, Ferryhill, DL17 8EX**

**£54,950**

A large two bedroom mid terraced house located within easy reach of the town centre and offering gas central heating, double glazing a through lounge dining room with bay window, modern fitted kitchen with built in appliances, family bathroom and fitted wardrobes to master bedroom. Priced within reach of first time buyers we would recommend an early inspection.

## Ground Floor

### Entrance Hall

Has UPVC door and central heating radiator.

### Lounge 11'10 x 11'6 (3.61m x 3.51m)



Has bay window, feature fire surround and central heating radiator.

### Dining Room 13'8 x 12'0 (4.17m x 3.66m)



Has storage cupboard and central heating radiator.

### Kitchen 10'11 x 7'8 (3.33m x 2.34m)



Has an attractive range of maple style wall and base units, laminate worksurfaces, stainless steel sink unit with mixer tap, built in electric oven, hob and extractor hood, integrated; Fridge freezer, microwave, washing machine and central heating radiator.

## First Floor Landing

## Bedroom 1 12'8 x 11'10 (3.86m x 3.61m)



Has a range of built in wardrobes and central heating radiator.

## Bedroom 2 13'9 x 8'5 (4.19m x 2.57m)



Has built in wardrobes and central heating radiator.

## Bathroom WC



Has modern white suite comprising; free-standing bath with side taps, hand wash basin in vanity unit, WC, chrome heated towel radiator and storage cupboard housing combination gas boiler.

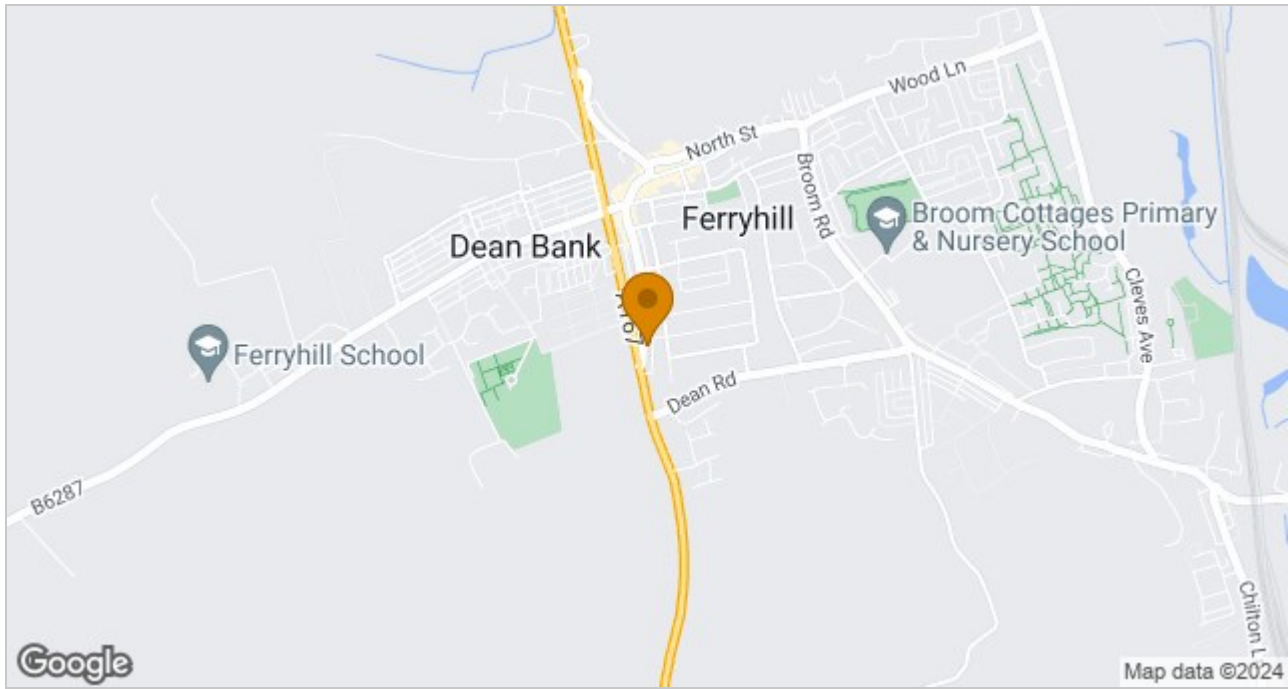
## Exterior

Has forecourt and enclosed rear courtyard.

## 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.

## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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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