

7 Beaumont Street, Ferryhill, DL17 8PH

£54,950

A former three bedroomed terraced house which currently uses the third bedroom as a bathroom. The property benefits from gas central heating is double glazed and boasts a modern fitted kitchen with built in appliances , a modern bathroom suite with spa bath and occupies a convenient location close to the town centre and local amenities. Ideally suited to the investor market we would recommend an early inspection.

Ground Floor

Entrance Vestibule

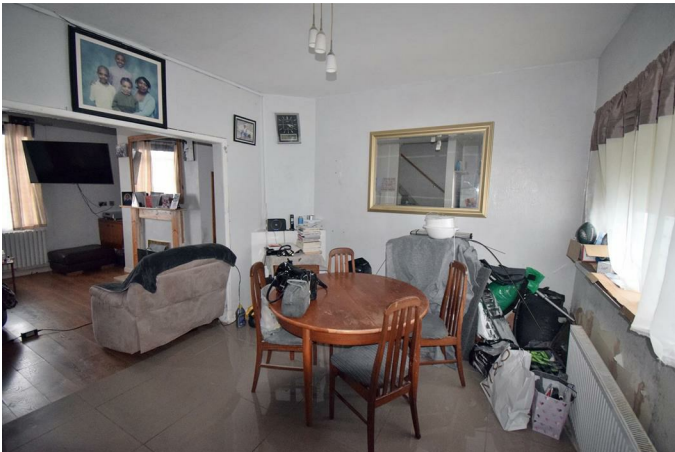
Has UPVC entrance door.

Lounge 15'3 x 13'10 (4.65m x 4.22m)



Has feature fire surround, laminate flooring, Central heating radiator, storage cupboard.

Dining Room 13'3 x 10'11 (4.04m x 3.33m)



Has central heating radiator and staircase access to the first floor.

Kitchen 7'2 x 6'11 (2.18m x 2.11m)



Has range of modern wall & base units, laminate work surfaces, stainless steel inset sink unit with

mixer tap, built under electric oven, gas hob, extractor canopy, part tiled walls and plumbing for automatic washing machine.

Rear Lobby

Has UPVC entrance door.

Bathroom WC



Has modern white suite comprising; spa bath, hand wash basin, WC, tiled floor, part tiled walls and central heating radiator.

First Floor Landing

Bedroom 1 15'3 x 10'10 (4.65m x 3.30m)

Has laminate flooring and central heating radiator.

Bedroom 2 14'0 x 6'1 (4.27m x 1.85m)

Has central heating radiator.

Bedroom 3 10'7 x 7'5 (3.23m x 2.26m)

Currently used as a bathroom with white suite comprising; WC, hand wash basin and central heating radiator.

Exterior

Has 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) A		
(81-91) B		
(69-80) C		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.