

**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

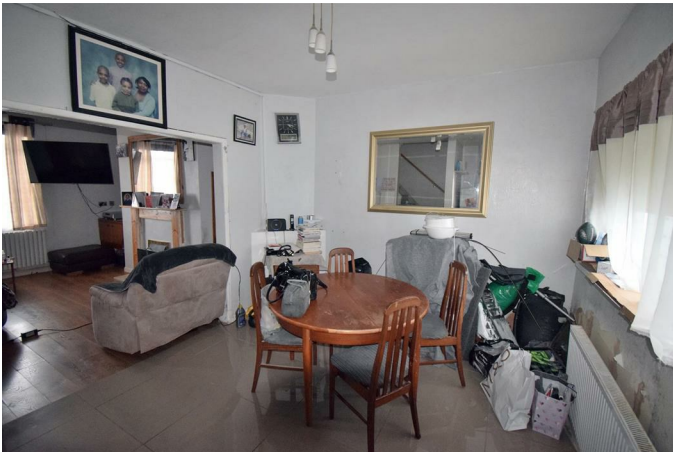
Has UPVC entrance door.

### 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

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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>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	57	
(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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