

# Peter Clark

Property Services Ltd.



**20 Rennie Street, Ferryhill, DL17 8NG**

**£54,950**

Viewing is essential for this stunning two bedroomed mid-terraced house in this most convenient location close to Ferryhill town centre. The property has been well maintained by the present owner to include; gas central heating, double glazing, attractive fitted kitchen with built in appliances, utility area, downstairs cloakroom and is immaculately decorated throughout. Available with no onward chain we would recommend an early inspection.

## Ground Floor

### Entrance Hall

Has UPVC entrance door, central heating radiator and staircase leading to first floor.

### Lounge 16'0" x 12'4" (4.88 x 3.76)



Has central heating radiator and storage cupboard.

### Kitchen / Dining Room 14'9" x 5'9" (4.50 x 1.75)



Has a range of modern fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built under electric oven with electric hob and stainless steel extractor hood, glass display units, laminate flooring, central heating radiator and ceiling spotlights.

### Utility 7'5" x 6'9" (2.26 x 2.06)



Has a range of fitted base units, laminate work surfaces, plumbing for automatic washing machine, laminate flooring, ceiling spotlights and UPVC entrance door leading out into rear yard.

### Cloakroom

Has white suite comprising; WC, hand wash basin, laminate flooring and ceiling spotlights.

### First Floor/Landing

Has storage cupboard housing combination gas boiler and loft access.

### Bedroom 1 14'10" x 12'2" (Maximum Measurements) (4.52 x 3.71 (Maximum Measurements))



Has central heating radiator.

### Bedroom 2 7'9" x 6'4" (2.36 x 1.93)



Has central heating radiator.

### Bathroom WC



Has white suite comprising; panelled bath with electric shower over, hand wash basin, WC, part tiled walls, chrome heated towel radiator, laminate flooring and ceiling spotlights.

### Exterior

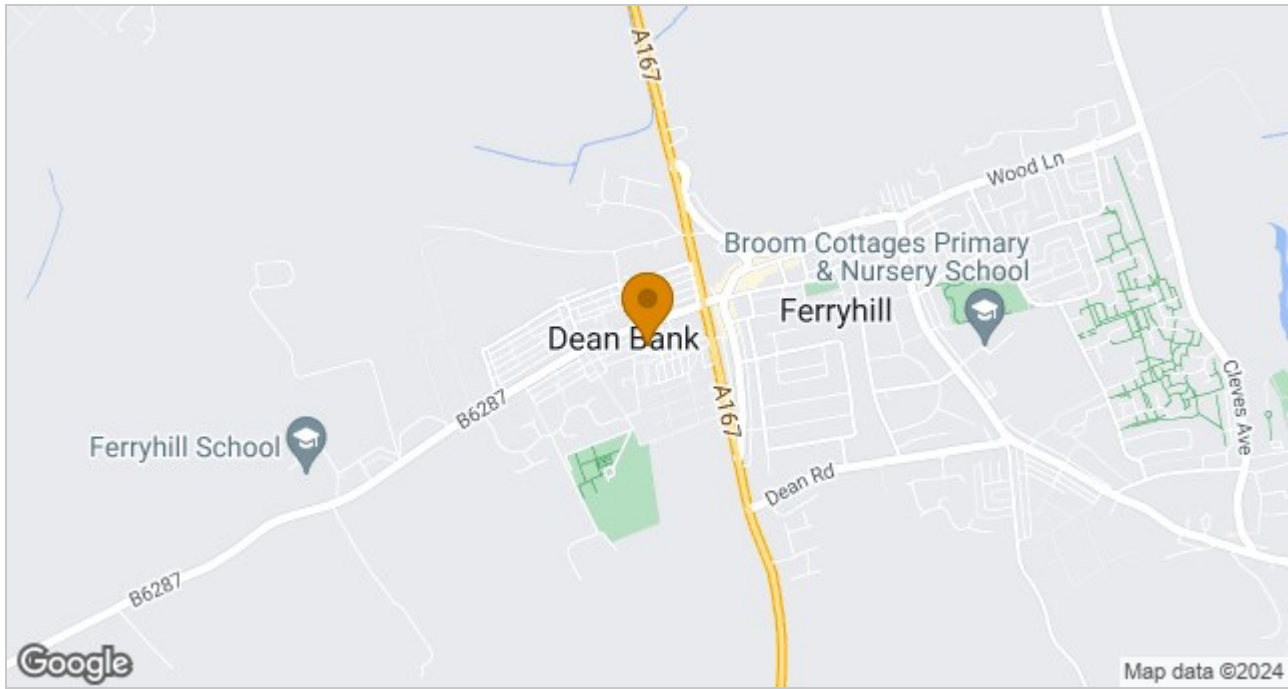
Has enclosed rear courtyard.

### 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>		<b>85</b>
(69-80) <b>C</b>	<b>69</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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