



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

**£59,950**

A three bedroomed mid-terraced house in this most convenient location within walking distance of the town centre of Ferryhill. The property is in excellent order and has been well maintained by the present owner to include; gas central heating, double glazing, modern fitted kitchen with integrated appliances, white bathroom suite and is immaculately decorated throughout.

## Ground Floor

### Entrance Vestibule

Has composite entrance door and laminate flooring.

### Lounge 16'0 x 13'10 (4.88m x 4.22m)



Has feature fire surround inset with pebble bed electric fire, wall lights, central heating radiator and spindle staircase leading to the first floor.

### Kitchen 12'7 x 10'10 (3.84m x 3.30m)



Has a range of fitted high gloss wall and base units, laminate work surfaces, composite sink unit with mixer tap, built under electric oven with ceramic hob and stainless steel extractor hood, ceramic tiled splash backs, wine rack, plumbing for automatic washing machine, ceiling spotlights, laminate flooring, two storage cupboards and composite entrance door leading onto the rear courtyard.

## First Floor

### Landing

Has loft access and storage cupboard housing combination gas boiler.

### Bedroom 1 12'8 x 9'3 (3.86m x 2.82m)



Has central heating radiator.

### Bedroom 2 12'7 x 9'2 (3.84m x 2.79m)



Has central heating radiator.

### Bedroom 3 8'8 x 6'5 (2.64m x 1.96m)



Has central heating radiator.

## Bathroom WC



Has white suite comprising; panelled bath with electric shower over, hand wash basin, WC, tiled splash backs and central heating radiator.

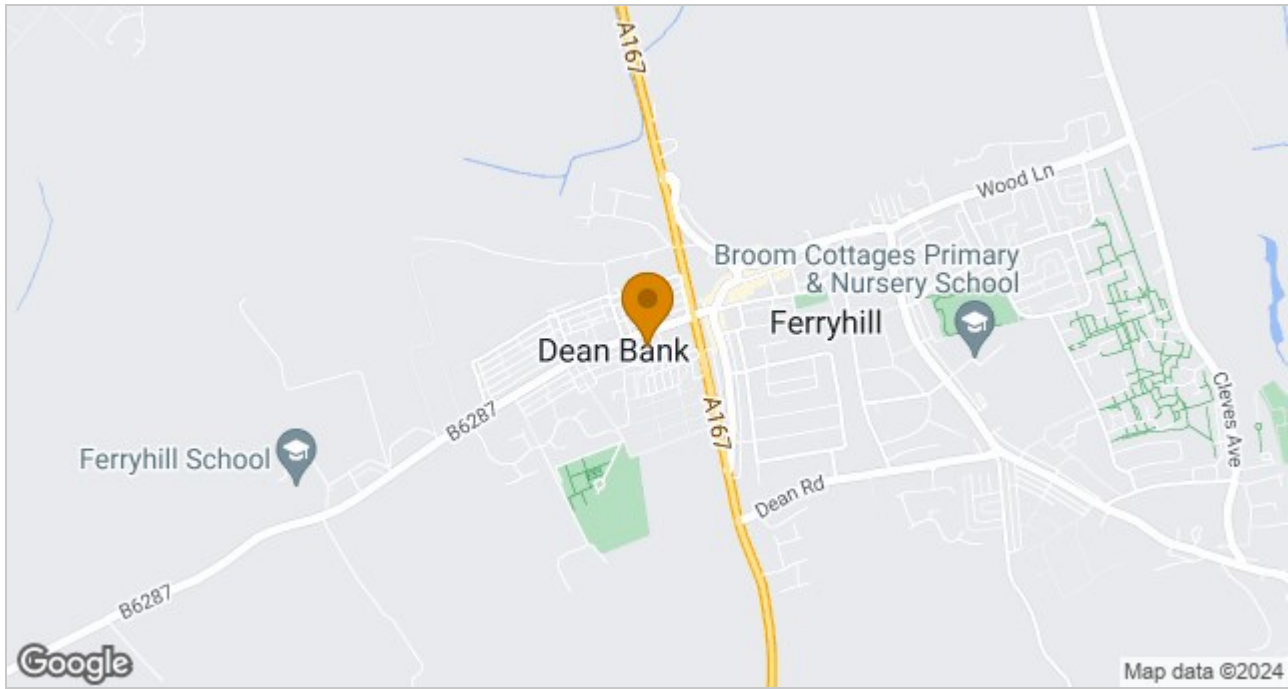
## Exterior

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) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>86</b>   |
| (69-80) <b>C</b>                                   | <b>72</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<br>2002/91/EC |  |

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