



32 Raby Road, Ferryhill, DL17 8EA

£89,950

We are pleased to offer to the market this three bedroom semi-detached property in Ferryhill. The property benefits from gas central heating, double glazing, fitted kitchen, white bathroom suite, and gardens to both front and rear.

Entrance Porch

Has steps leading upto wooden entrance door and UPVC entrance door leading into Lounge.

Lounge 18'9 x 12'8 (5.72m x 3.86m)



Has coved ceiling, central heating radiator and feature fire surround.

Dining Room 9'1 x 9'2 (2.77m x 2.79m)



Has coved ceiling, central heating radiator and UPVC french doors leading to conservatory.

Kitchen 9'6 x 9'2 (2.90m x 2.79m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven and hob, plumbing for automatic washing machine, tiled splash backs, laminate flooring, central heating radiator and under stairs storage cupboard.

Conservatory 9'0 x 7'10 (2.74m x 2.39m)



Has laminate flooring and french doors leading out onto rear garden.

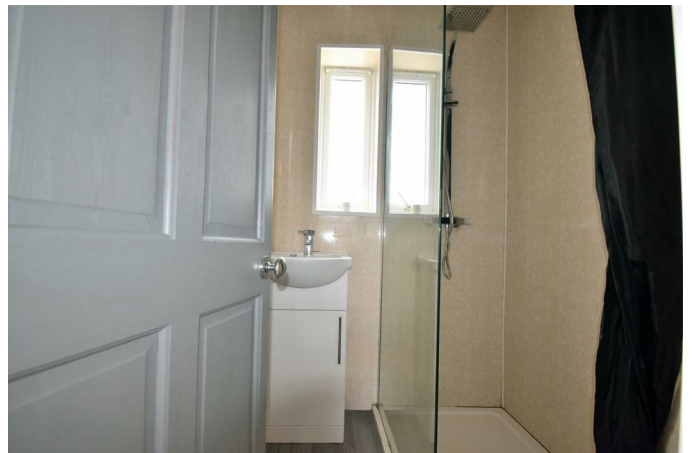
Rear Porch



Has panel bath, part tiled walls and central heating radiator.

First Floor Landing

Shower Room



Has single shower cubicle with mixer shower, vanity unit with hand wash basin and heated towel radiator.

WC

Has separate WC.

Bedroom 1 13'5 x 9'10 (4.09m x 3.00m)



Has central heating radiator and laminate flooring.

Bedroom 2 11'1 x 8'9 (3.38m x 2.67m)



Has central heating radiator

Bedroom 3 8'9 x 7'10 (2.67m x 2.39m)



Has central heating radiator.

Exterior



Has enclosed front garden and enclosed rear garden with patio area and single garage.

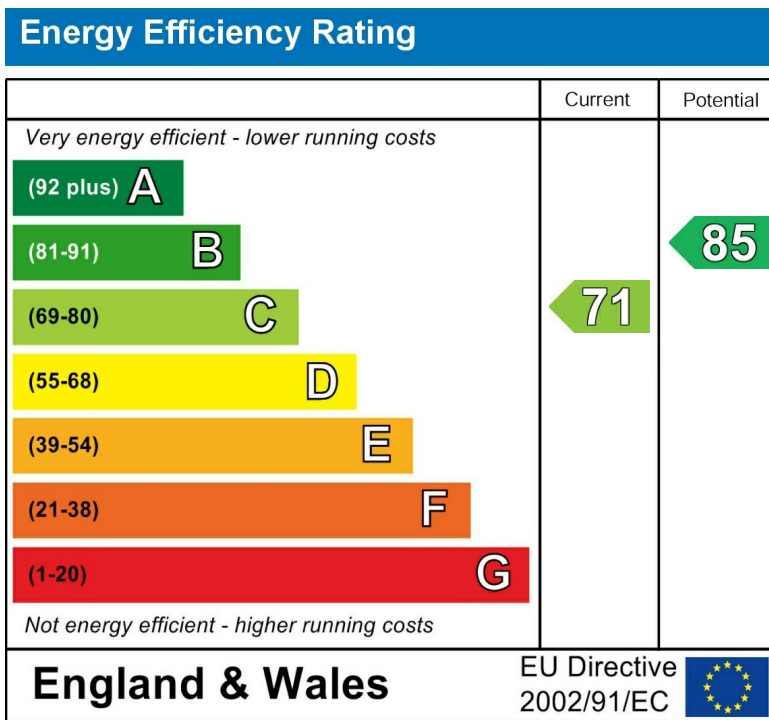
Disclaimer

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



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.