



1 Windsor Avenue, Ferryhill, DL17 8JG

£69,950

A deceptively large three bedroom end of terrace property in Ferryhill close to local schools and within walking distance of the Town centre. The property benefits from gas central heating, is double glazed has an attractive fitted kitchen with built in appliances, modern white bathroom suite, to the rear is an impressive conservatory, enclosed rear courtyard and garage/workshop.

Ground Floor

Entrance Hall



Has under stairs storage, composite entrance door and spindle staircase leading to the first floor.

Lounge 10'9 x 10'9 (3.28m x 3.28m)



Has laminate flooring, coved ceiling, feature fire surround with living flame gas fire, bay window and central heating radiator.

Dining Room 11'6 x 10'9 (3.51m x 3.28m)



Has laminate flooring, coved ceiling, central heating radiator and UPVC french doors.

Kitchen 5'6 x 14'4 (1.68m x 4.37m)



Has a range of fitted wall and base units. laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, built in electric oven and hob, extractor canopy, plumbing for automatic washing machine and dishwasher, laminate flooring.

Conservatory 9'4 x 9'4 (2.84m x 2.84m)



Has laminate flooring and UPVC entrance door leading out on to rear courtyard.

First Floor Landing

Has spindle stairhead with access to boarded loft with lighting.

Bedroom 1 11'8 x 12'1 (3.56m x 3.68m)



Has laminate flooring and central heating radiator.

Bedroom 2 10'0 x 10'5 (3.05m x 3.18m)



Has central heating radiator.

Bedroom 3 7'2 x 9'4 (2.18m x 2.84m)



Has central heating radiator and wall mounted combination gas boiler.

Bathroom / WC



Has white suite comprising: panel bath, hand wash basin, WC, corner shower cubicle with electric shower and glass door and central heating radiator.

Exterior

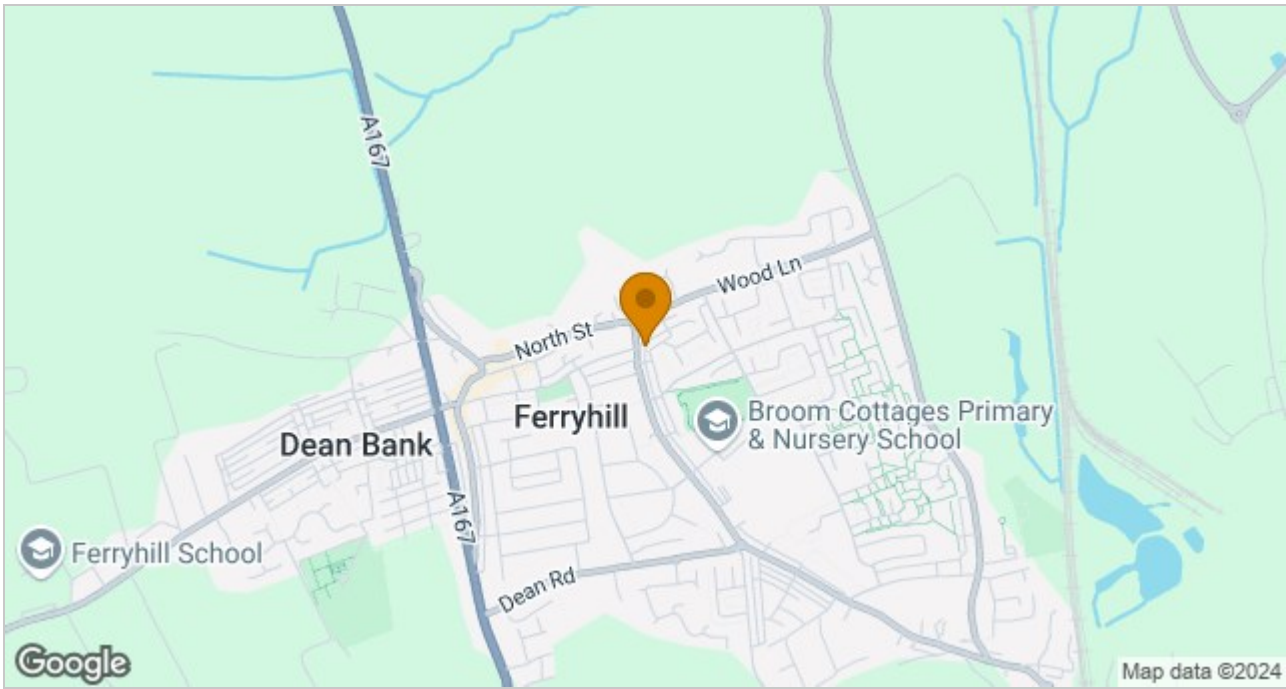


To the rear is an enclosed courtyard with access to garage/ workshop. To the front is an enclosed forecourt.

Disclaimer


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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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