

Peter Clark

Property Services Ltd.



15 Carlton Street, Ferryhill, DL17 0DX

£52,950

Priced to sell this two bedroomed mid-terraced house in this most convenient location close to local schools and shops. The property has been much improved by the present owner to include; gas central heating, double glazing, modern kitchen with integrated appliances, white bathroom suite and is well presented throughout. must be viewed internally.

Ground Floor

Entrance Hall

Has UPVC entrance door and staircase access to the first floor.

Lounge / Dining Room 22'9 x 15'2 (6.93m x 4.62m)



(Maximum measurements) Has central heating radiator, laminate flooring and storage cupboard.

Kitchen 14'0 x 6'8 (4.27m x 2.03m)



Has a range of fitted wall and base units, laminate work surfaces, composite sink unit with mixer tap, built under electric oven with ceramic hob and extractor hood, tiled splash backs, laminate flooring, central heating radiator and UPVC entrance door leading onto the rear courtyard.

First Floor

Landing

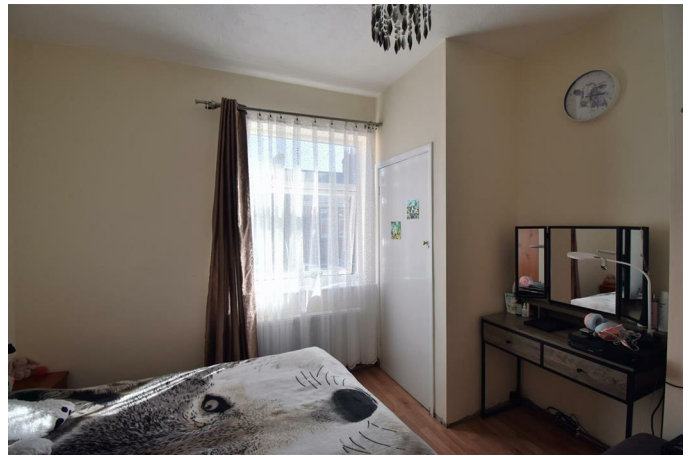
Has loft access, central heating radiator and laminate flooring,

Bedroom 1 12'5 x 12'5 (3.78m x 3.78m)



Has laminate flooring and central heating radiator.

Bedroom 2 11'7 x 10'6 (3.53m x 3.20m)



Has laminate flooring and central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath with mixer shower tap and glass shower screen, hand wash basin, central heating radiator and plumbing for automatic washing machine and tumble dryer.

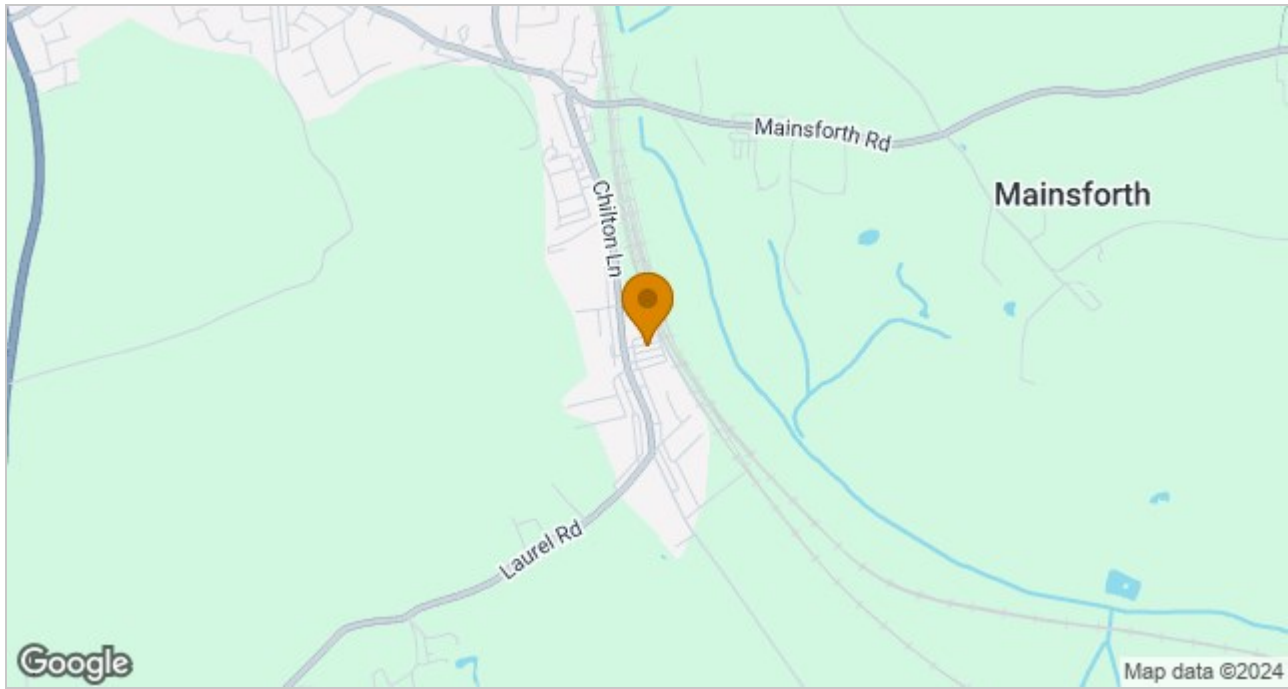
Exterior

Has enclosed rear courtyard.

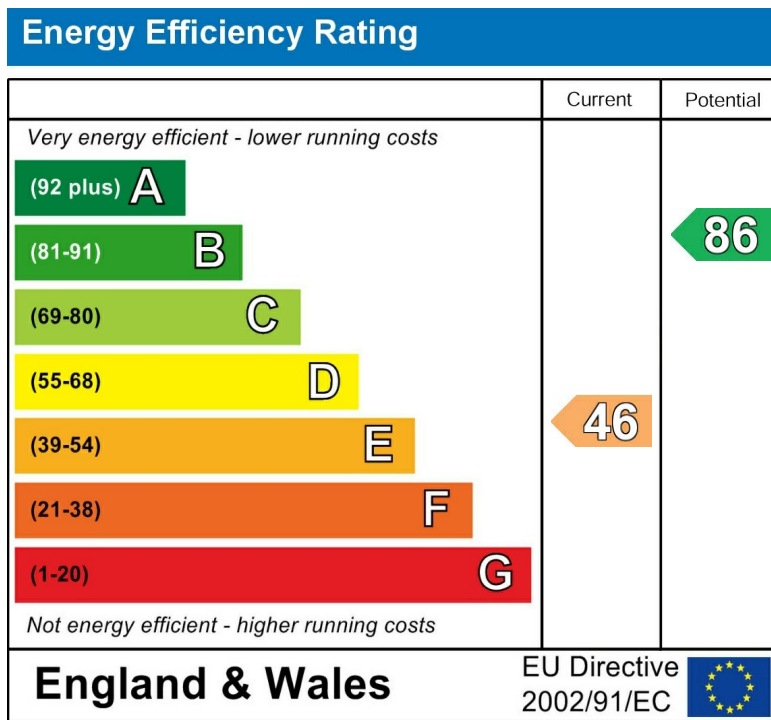
Disclaimer

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



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