



**2 West View, Ferryhill, DL17 8AQ**

**£79,950**

We are pleased to offer to the market this very well presented three bedroom mid-terraced property in Ferryhill. The property has been very well maintained throughout by the present owner is close to local shops and schools, within walking distance of the Town Centre and benefits from gas central heating, double glazing, modern fitted kitchen, recently fitted white bathroom suite and enclosed rear courtyard. Ideal for first time buyer this fantastic home must be viewed internally.



## Ground Floor

### Entrance Hall

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

### Lounge 13'9" x 14'6" (4.19 x 4.42)



Has bay window, coved ceiling and central heating radiator.

### Dining Room 7'1" x 10'11" (2.16 x 3.33)



Has central heating radiator, coved ceiling and storage cupboard.

### Kitchen 14'4" x 6'2" (4.37 x 1.88)



Has a range of fitted high gloss wall and base units,

laminated work surfaces, stainless steel inset sink unit with mixer tap, built under electric oven with ceramic hob, stainless steel splash back and extractor canopy, plumbing for automatic washing machine, tiled floor, central heating radiator and wall mounted combination gas boiler.

### First Floor Landing

Has loft access and ceiling spotlights.

### Bedroom 1 8'3" x 10'8" (2.51 x 3.25)



Has central heating radiator, coved ceiling and ceiling spotlights.

### Bedroom 2 10'2" x 7'3" (3.10 x 2.21)



Has laminate flooring and central heating radiator.

### Bedroom 3 6'8" x 10'3" (2.03 x 3.12)



Has laminate flooring, coved ceiling, central heating radiator and storage cupboard.

### Bathroom WC



Has white suite comprising; panelled bath with mains shower and glass shower screen, central heating radiator, hand wash basin, cladding to the walls and WC.

### Exterior

Has forecourt and enclosed rear courtyard,

### Disclaimer

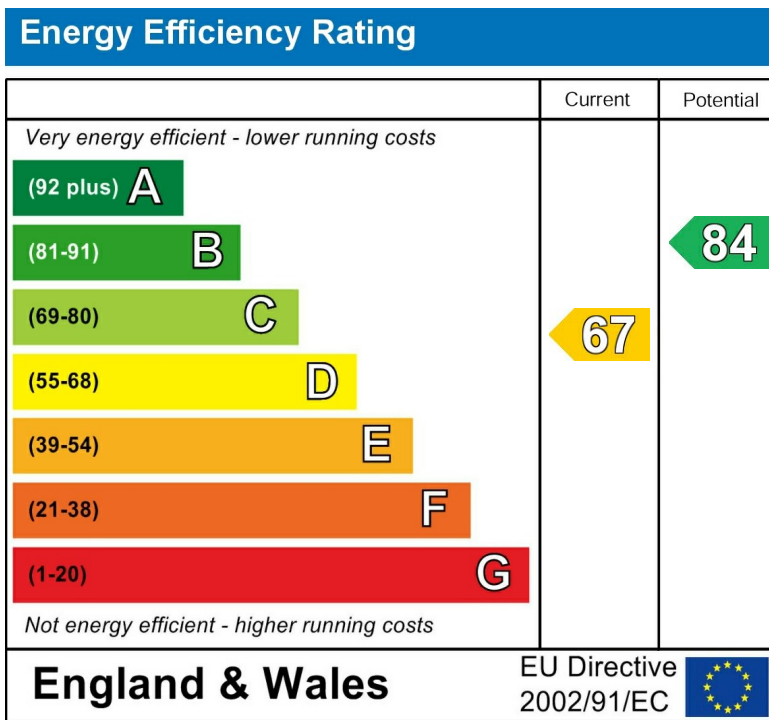
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. 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



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.