



37 Windsor Avenue, Ferryhill, DL17 8JG

£179,950

We are pleased to offer to the market this outstanding, extended three bedroom semi-detached family home in Ferryhill conveniently located within walking distance of the Town Centre. The property has been maintained in immaculate decorative order throughout and benefits from; gas central heating, double glazing, a pleasant lounge with bay window, dining room, separate sitting room overlooking the garden and attractive fitted kitchen/breakfast room. There are extensive private gardens with patio area and workshop, large garage with inspection pit and driveway. This exceptional property is ideal for a family buyer and should be viewed internally to be fully appreciated.

Ground Floor

Hallway



Has staircase leading to the first floor, central heating radiator, storage cupboard and composite entrance door.

Lounge 12'11 x 12'9 (3.94m x 3.89m)



Has bay window, coved ceiling, wall mounted gas fire with surround and central heating radiator.

Dining Room 13'0 x 11'9 (3.96m x 3.58m)



Has coved ceiling, central heating radiator and UPVC French doors leading out onto rear courtyard.

Kitchen/Breakfast Room 8'8 x 22'11 (2.64m x 6.99m)



Cloakroom



Has white suite comprising; WC and vanity unit inset with hand wash basin.

Sitting Room 11'0 x 19'4 (3.35m x 5.89m)



Has wood flooring, coved ceiling, ceiling spotlights and central heating radiator.

First Floor

Bedroom 1 12'10 x 12'10 (3.91m x 3.91m)



Has bay window, central heating radiator and coved ceiling.

Bedroom 2 12'9 x 6'0 (3.89m x 1.83m)



Has central heating radiator and coved ceiling.

Bedroom 3 7'0 x 8'9 (2.13m x 2.67m)



Has central heating radiator, laminate flooring and coved ceiling.

Family Bathroom



Has cream coloured suite comprising; panelled bath, hand wash basin, WC, shower cubicle with electric shower and storage cupboard housing combination gas boiler.

Garage

Has inspection pit electric roller door, mains power and lighting.

Exterior

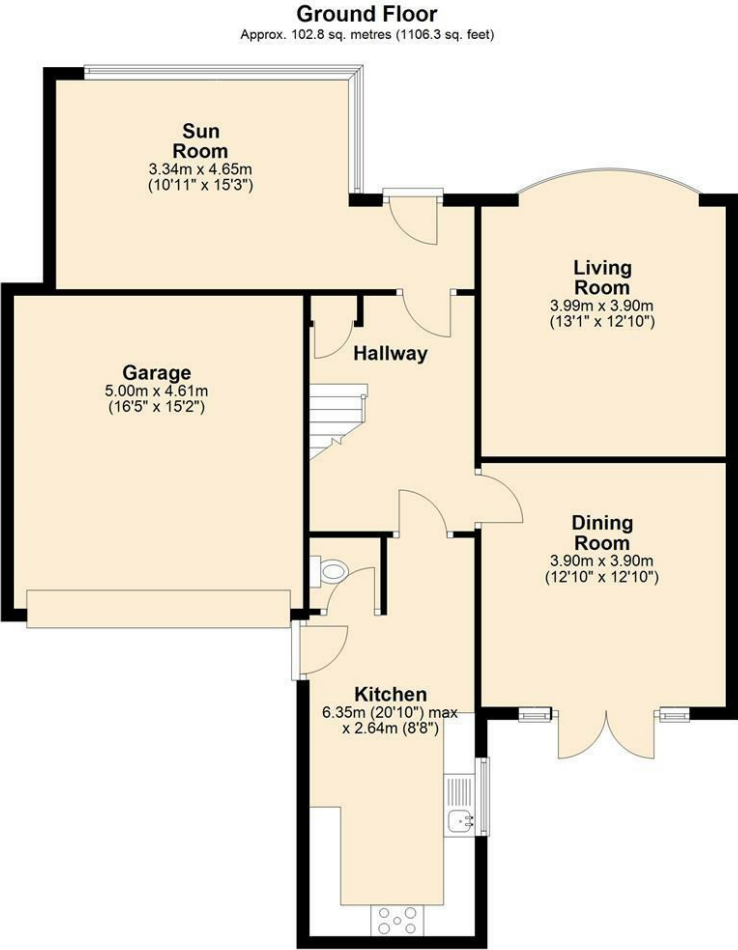


Has block paved driveway leading to the garage and extensive enclosed south facing private garden laid to lawn with patio area and workshop

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.

Floor Plan

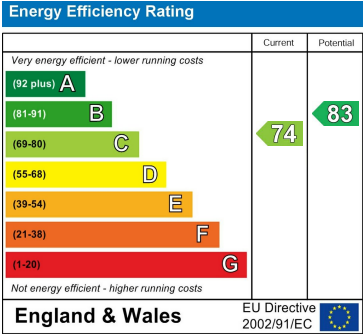


Total area: approx. 156.2 sq. metres (1681.1 sq. feet)
37 Windsor Avenue, Ferryhill

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 firms employment has the authority to make or give any representation or warranty in respect of the property.