

Peter Clark

Property Services Ltd.



77 Darlington Road, Ferryhill, DL17 8EX

£54,950

We are pleased to offer to the market this three bedroom mid-terraced property in Ferryhill, close to local schools and shops and within walking distance of the Town Centre. The property benefits from gas central heating, double glazing, fitted kitchen, white family bathroom suite and enclosed rear courtyard this property would appeal to both the first time buyer and investor market.

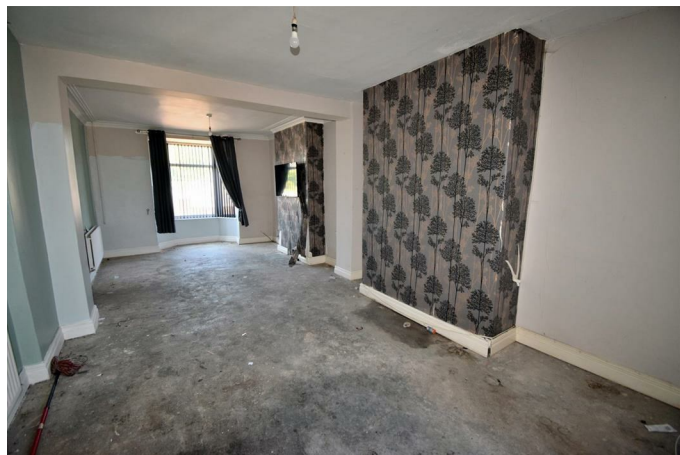
Ground Floor

Entrance Vestibule

Has UPVC entrance door.

Hallyway

Lounge/Dining Room 27'2 x 12'4 (8.28m x 3.76m)



To the lounge is a bay window, central heating radiator and coved ceiling and central heating radiator to the Dining Room.

Kitchen 11'0 x 7'9 (3.35m x 2.36m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, central heating radiator, tiled floor and UPVC entrance door leading to enclosed rear courtyard.

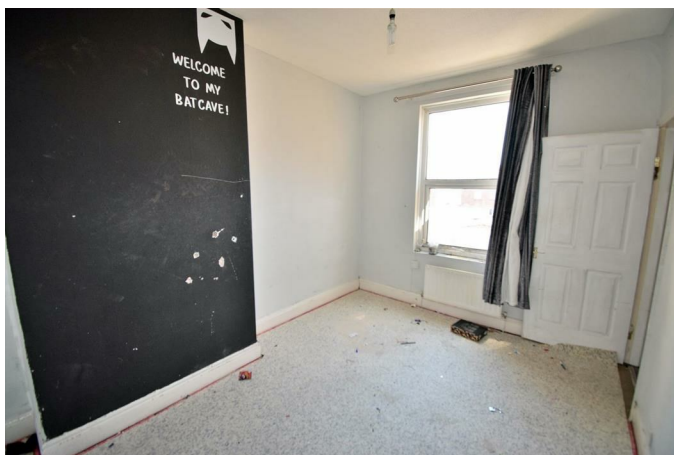
First Floor Landing

Bedroom 1 9'7 x 12'6 (2.92m x 3.81m)



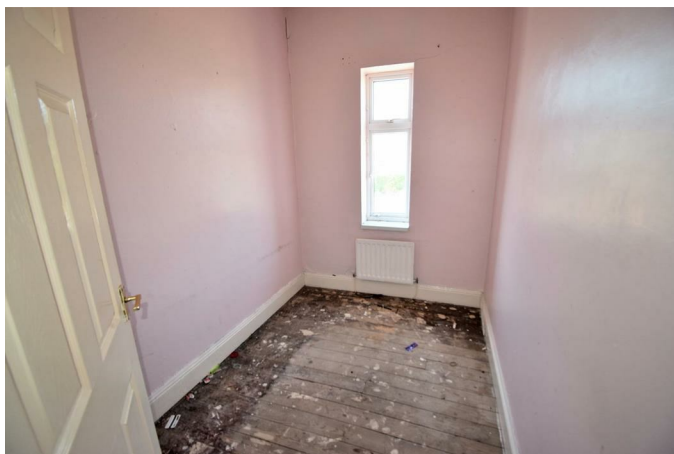
Has central heating radiator.

Bedroom 2 13'9 x 9'9 (4.19m x 2.97m)



Has central heating radiator and storage cupboard.

Bedroom 3 12'5 x 6'2 (maximum measurements) (3.78m x 1.88m (maximum measurements))



Has central heating radiator.

Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC, central heating radiator, storage cupboard and wall mounted combination gas boiler.

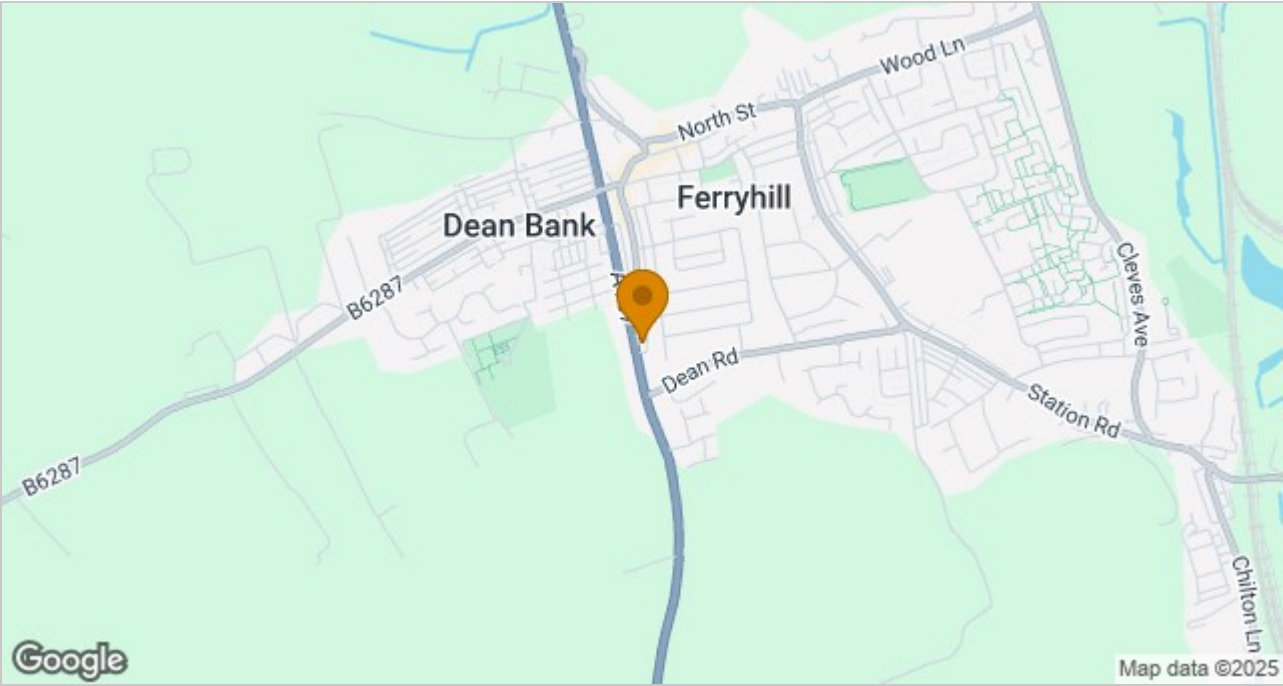
Exterior

Has forecourt and enclosed rear courtyard.

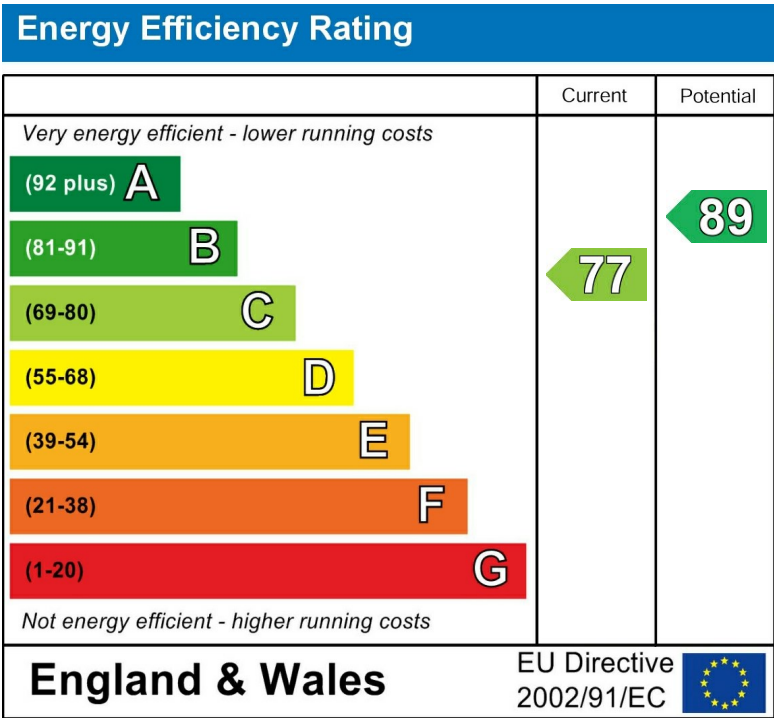
Disclaimer

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