



23 Mary Crescent, Durham, DH6 4NJ

£134,950

Rarely available this three bedroom semi detached house occupies a most pleasant location and will provide a comfortable home priced within reach of first time buyers. The property benefits from gas central heating, is double glazed and has a hallway leading to a good sized lounge with French doors opening on to the garden and a log burner, the fitted kitchen has a range of integrated appliances, there is a downstairs WC as well as a first floor family bathroom, the master bedroom has built in wardrobe storage and outside is a detached garage with further hard standing and to the rear is a useful garden room with mains power and light. Available with no upward chain we would recommend an early viewing.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY

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Ground Floor

Entrance Hall

Has composite entrance door and central heating radiator

Lounge 16'8 x 11'10 (5.08m x 3.61m)



Has feature fire surround inset with log burner, French doors opening on to rear garden central heating radiator.

Kitchen 14'5 x 9'10 (4.39m x 3.00m)



Has good range of modern fitted wall and floor units, laminate work surfaces, inset sink unit plumbing for washing machine, integrated appliances include fridge, freezer, electric oven and hob. UPVC entrance door and central heating radiator.

Downstairs WC

Has WC and part tiled walls

First Floor

Bedroom 1 10'8 x 9'11 (3.25m x 3.02m)



Has built in wardrobe storage and central heating radiator.

Bedroom 2 11'11 x 8'7 (3.63m x 2.62m)



Has central heating radiator

Bedroom 3 8'10 x 7'8 (2.69m x 2.34m)



Has cupboard housing combination gas boiler and central heating radiator.

Landing

With ladder access to loft area

Bathroom / WC



Has suite comprising panelled bath with electric shower over, pedestal wash basin WC central heating radiator.

Outside



Lawned front garden has driveway leading to detached garage fitted with mains power and remote controlled roller shutter door. to the rear is an enclosed garden with block built garden room, patio and lawn.

Garden room 16'3 x 5 (4.95m x 1.52m)



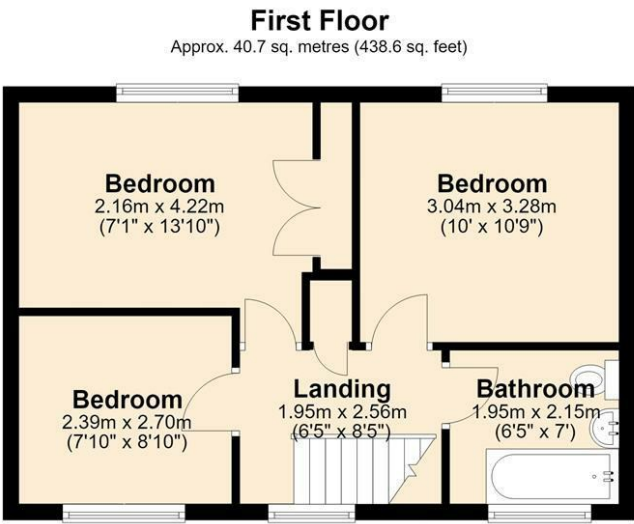
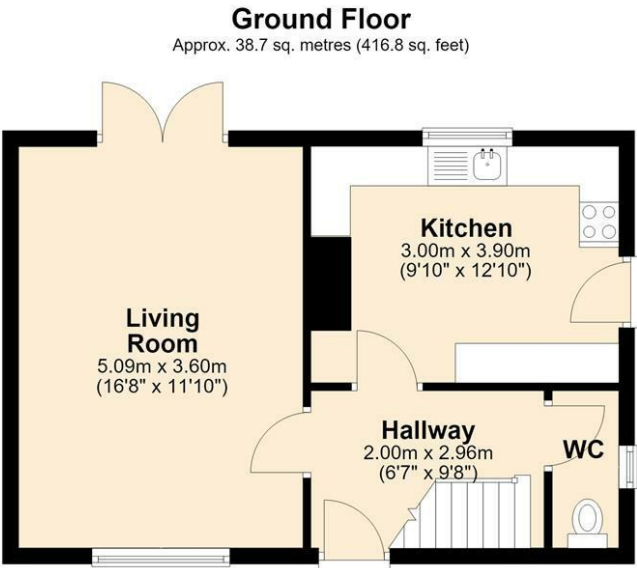
Fitted with UPVC window, mains power and light .

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

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Floor Plan

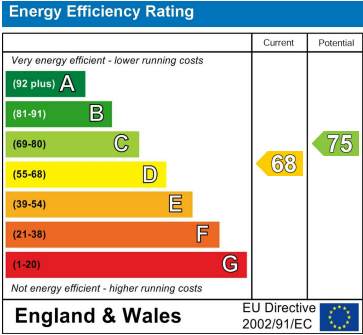


Total area: approx. 79.5 sq. metres (855.4 sq. feet)
26 Mary Crescent, Kelloe

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.