

**4 Neale Street, Ferryhill, DL17 8NB**

**£69,950**

We are pleased to offer to the market this three bedroom three storey town house in Ferryhill close to local schools and shops and within walking distance of the town centre. The property has been well maintained by the present owner has undergone some recent refurbishment and benefits from gas central heating, double glazing, modern fitted kitchen, white family bathroom suite and enclosed rear courtyard.

## Ground Floor

### Entrance Porch

Has UPVC entrance door.

### Lounge 15'8 x 13'2 (4.78m x 4.01m)



Has central heating radiator.

### Kitchen 9'6 x 15'7 (2.90m x 4.75m)



Has a range of fitted wall and base units, laminate work surfaces, composite sink unit with mixer tap, plumbing for automatic washing machine, wall mounted combination gas boiler and staircase leading to the first floor landing.

### Rear Lobby

Has composite entrance door and central heating radiator.

## Downstairs Bathroom/WC



Has white suite comprising: corner bath, vanity unit with hand wash basin, WC, central heating towel radiator and UPVC cladding on walls and ceiling.

## First Floor Landing

Has central heating radiator and staircase leading to the second floor.

### Bedroom 1 9'9' x 9'5 (2.97m' x 2.87m)



Has central heating radiator.

### Bedroom 2 15'10 x 13'5 (4.83m x 4.09m)



Has central heating radiator.

## Second Floor

### Bedroom 3 15'8 x 15'3 (4.78m x 4.65m)



Has central heating radiator.

### Exterior

Has forecourt and enclosed rear courtyard with double access gates with off road parking.

### 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

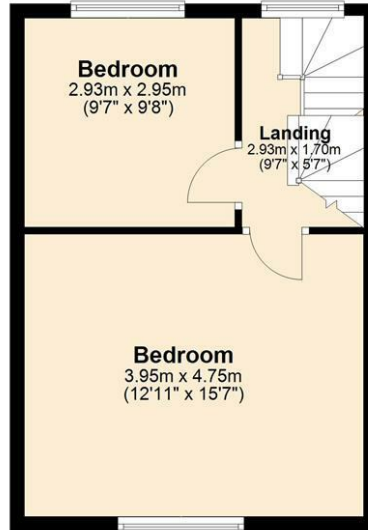
### Ground Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



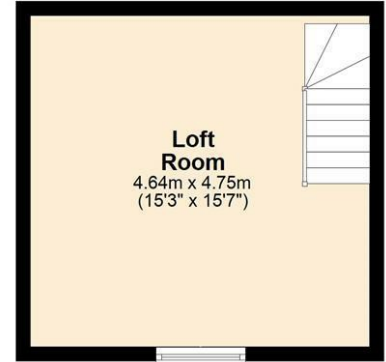
### First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



### Second Floor

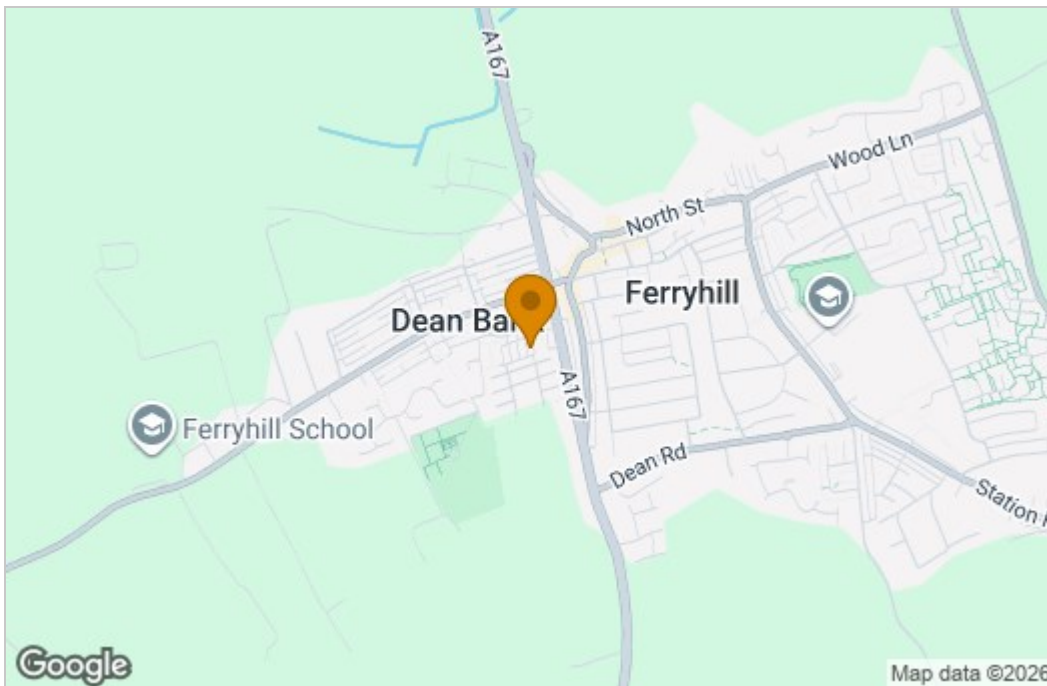
Approx. 22.0 sq. metres (237.0 sq. feet)



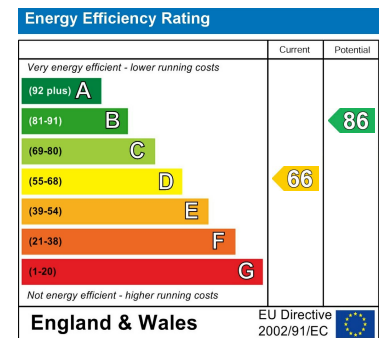
Total area: approx. 95.6 sq. metres (1028.6 sq. feet)

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## 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.