

# Peter Clark

Property Services Ltd.



**2 Stephenson Street, Ferryhill, DL17 8PG**

**£54,950**

We are pleased to offer to the market this two bedroom end of terrace property in Ferryhill, close to local schools and within walking distance of the town centre. The property benefits from gas central heating, double glazing, fitted kitchen/ dining room, lounge, white bathroom suite built in wardrobes and enclosed rear courtyard. Available with no onward chain, this would appeal to the investor buyer.

## Ground Floor

### Entrance Vestibule

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

### Lounge 13'6 x 12'11 (4.11m x 3.94m)



Has central heating radiator, coved ceiling, brick built fire surround with living flame gas fire and understairs storage.

### Kitchen / Dining Room 14'8 x 10'10 (4.47m x 3.30m)



Has a range of fitted wall and base units with laminate work surfaces, inset stainless steel sink unit, laminate flooring, plumbing for automatic washing machine and UPVC entrance door leading out onto rear courtyard.

## First Floor

### Bedroom 1 10'7 x 12'6 (3.23m x 3.81m)



Has built in sliding door wardrobes housing combination gas boiler.

### Bedroom 2 11'8 x 7'10 (3.56m x 2.39m)



Has built in wardrobes and central heating radiator.

### Bathroom WC



Has white suite comprising: panel bath with electric shower over, hand wash basin, WC and central heating radiator.

### Exterior

Has enclosed rear courtyard.

### Disclaimer

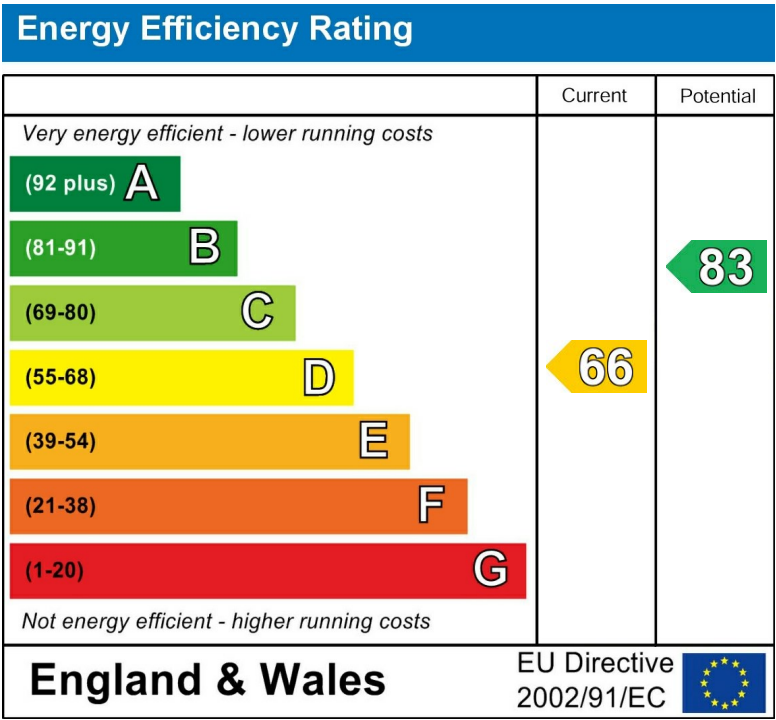
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES.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