



8 Hawthorne Road, Ferryhill, DL17 8DP

Offers In The Region Of £84,950

We are pleased to offer to the market this three bedroom semi-detached property in this most popular area in Ferryhill, close to local schools and shops. The property has been well maintained by the present owner, is nicely decorated throughout and benefits from gas central heating with a replacement boiler fitted within the last two years,, double glazing, a pleasant lounge, modern fitted kitchen, white family bathroom suite, and three good size bedrooms. Would appeal to both the first time buyer and investor market and is sold with a current electrical gas certificate and is not in the local authority licence area for letting properties. Available with no onward chain we would recommend an early inspection.

Ground Floor

Entrance Vestibule

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

Lounge 14'4 x 12'1 (4.37m x 3.68m)



Has feature fire place with living flame electric fire, central heating radiator and storage cupboard.

Kitchen 8'3 x 9'0 (2.51m x 2.74m)



Has range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, part tiled walls, laminate flooring and central heating radiator.

Downstairs Bathroom/WC



Has white suite comprising: panel bath with mixer shower over, handwash basin, WC, tiled floor and tiled walls duplex wall heater and central heating radiator.

First Floor Landing

Bedroom 1 14'8 x 10'8 (4.47m x 3.25m)



Has central heating radiator and storage cupboard housing combination gas boiler.

Bedroom 2 10'1 x 4'8 (3.07m x 1.42m)



Has central heating radiator.

Bedroom 3 7'7 x 6'6 (2.31m x 1.98m)



Has central heating radiator.

Exterior



Has front garden with access for off road parking and enclosed rear garden.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.