



46 Darlington Road, Ferryhill, DL17 8JS

£54,950

We are pleased to offer to the market this two bedroom mid-terraced property 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 owners and benefits from gas central heating, double glazing, fitted kitchen, downstairs downstairs cloakroom, white family bathroom suite, two good size bedrooms and enclosed rear courtyard. Would appeal to both the first time buyer and investor market. No onward chain.

Ground Floor

Entrance Vestibule

Has UPVC entrance door.

Hallway

Has staircase leading to first floor.

Lounge 12'5 x 11'10 (3.78m x 3.61m)



Has bay window, coved ceiling and central heating radiator.

Dining Room 12'5 x 13'9 (3.78m x 4.19m)



Has coved ceiling and central heating radiator.

Kitchen 11'2 x 8'0 (3.40m x 2.44m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, built in electric oven and gas hob with stainless steel extractor canopy, wall mounted combination gas boiler, storage cupboard, laminate flooring and central heating radiator.

Rear Utility Room 8'2 x 6'0 (2.49m x 1.83m)



Has UPVC entrance door, plumbing for automatic washing machine and central heating radiator leading off downstairs WC.

Downstairs Cloakroom



Has WC, handwash basin, central heating radiator, laminate flooring and storage cupboard.

First Floor Landing

Has spindle stairhead and storage cupboard.

Bedroom 1 12'0 16'1 (3.66m 4.90m)



Has coved ceiling and central heating radiator.

Bedroom 2 13'9 x 9'8 (4.19m x 2.95m)



Has central heating radiator and storage cupboard.

Bathroom WC



Has white suite comprising: panel bath with electric shower over and glass shower screen, part tiled walls, hand wash basin, WC, central heating radiator and laminate flooring.

Exterior

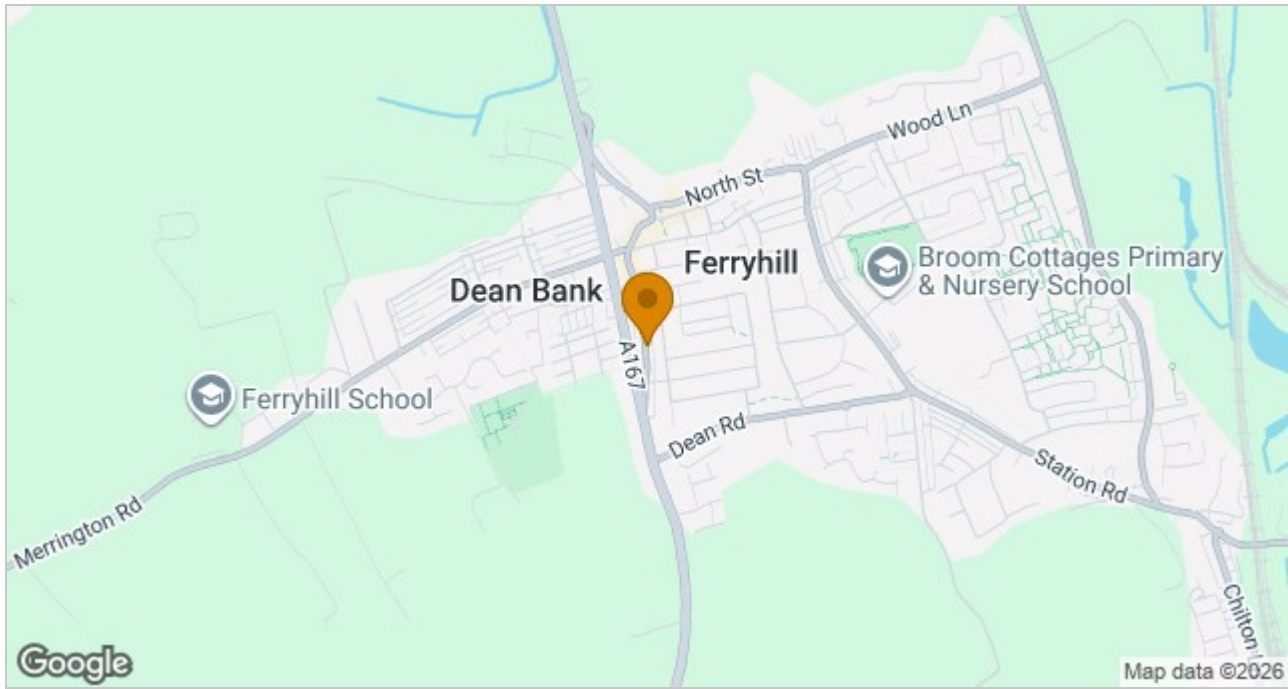
Has front forecourt and enclosed rear courtyard.

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

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.