



16 Kitchener Terrace, Ferryhill, DL17 8AX

£57,950

We are pleased to offer to the market this two bedroom mid terraced property in Ferryhill, close to local schools and shops. The property benefits from gas central heating, double glazing, fitted kitchen/ dining room, white family bathroom suite, generous size lounge, two good size bedrooms and an enclosed rear courtyard. Available with no onward chain, we would recommend an early inspection.

Ground Floor

Entrance Vestibule

Has UPVC entrance door and central heating radiator.

Lounge 12'4 x 14'3 (3.76m x 4.34m)



Has feature fireplace and central heating radiator.

Kitchen/Dining Room 15'8 x 14'5 (4.78m x 4.39m)



L shaped - Has a range of oak fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, central heating radiator and UPVC entrance door leading out onto rear courtyard.

Rear Lobby

Has UPVC entrance door.

Bathroom WC



Has white suite comprising double shower cubicle with mixer shower, hand wash basin in vanity unit, WC and central heating radiator.

First Floor

Bedroom 1 12'4 x 11'6 (3.76m x 3.51m)



Has central heating radiator and storage cupboard.

Bedroom 2 15'9 x 11'1 (4.80m x 3.38m)



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

Exterior

Has enclosed rear courtyard.

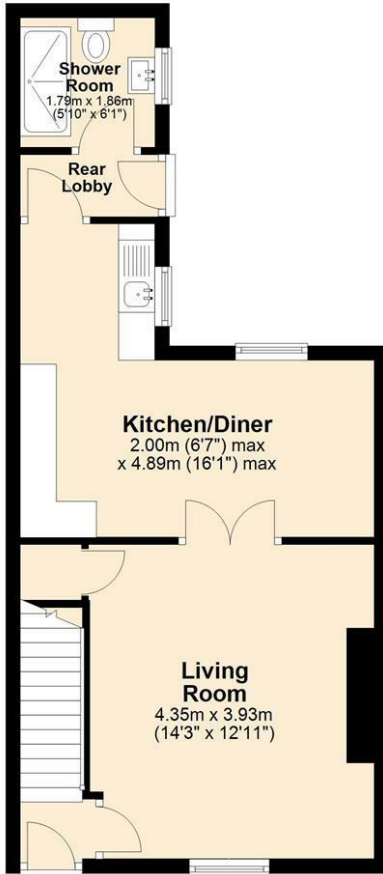
Disclaimer

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.

Floor Plan

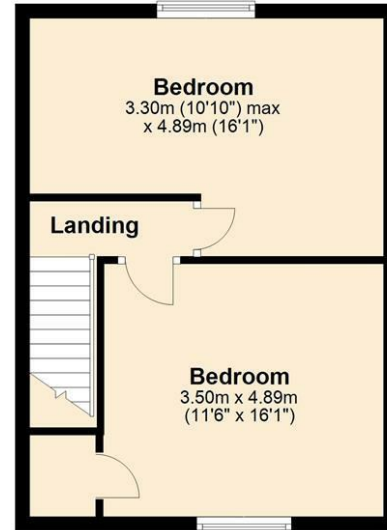
Ground Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 76.9 sq. metres (827.6 sq. feet)

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.