



**40 Ramsay Drive, Ferryhill, DL17 8PX**

**£159,950**

We are pleased to offer to the market this beautifully presented three bedroom semi-detached property in this most sought after location in Ferryhill. The property has undergone extensive improvements by the present owner, is immaculately decorated throughout and benefits from: gas central heating, double glazing. There is a comfortable lounge, premium fitted kitchen / dining room with built in appliances and Bi- Folding doors opening onto the rear garden. On the first floor is the master bedroom with fitted wardrobes, two further bedrooms and an attractive shower room with white suite. Outside is a walled front garden with generous off road parking and well kept enclosed south facing rear garden with patio area. This is an outstanding family home which should be viewed internally to be fully appreciated.

## Ground Floor

### Entrance Hall

Has composite entrance door and central heating radiator.

### Lounge 11'9 x 14'0 (3.58m x 4.27m)



Has central heating radiator laminate flooring and bayed window,

### Kitchen / Dining Room 14'0 x 11'9 (4.27m x 3.58m)



Has a superb range of fitted wall and base units, laminate work surfaces and upstands, compact undermount sink with mixer tap, built in double electric oven with induction hob, dishwasher, wine cooler, concealed washing machine, laminate flooring, contemporary vertical central heating radiator, feature glass panelled staircase leading to the first floor and UPVC bi-folding doors leading outside to rear garden.

## First Floor

### Bedroom 1 26'2"16'4" x 36'1"22'11" (8'5 x 11'7)



Has fitted sliding door wardrobes and central heating radiator.

### Bedroom 2 32'9"36'1" x 22'11"22'11" (10'11 x 7'7)



Has central heating radiator.

### Bedroom 3 16'4"29'6" x 26'2"32'9" (5'9 x 8'10)

Has central heating radiator.

### Shower Room



Has modern white suite comprising: WC, vanity unit with inset sink, shower cubicle with mixer shower and glass shower screen, tiled walls and floor and heated towel radiator.

### Exterior



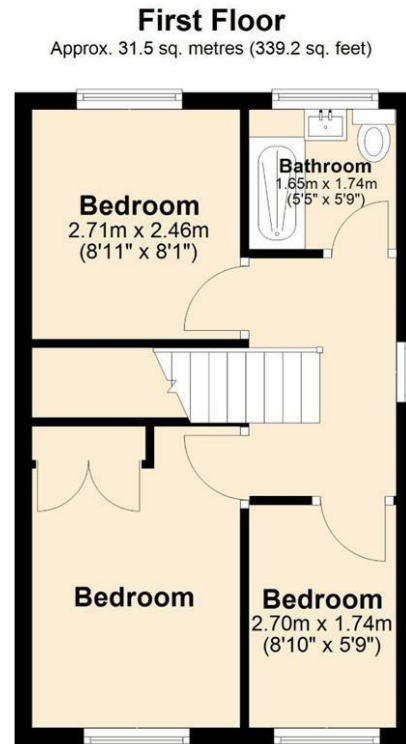
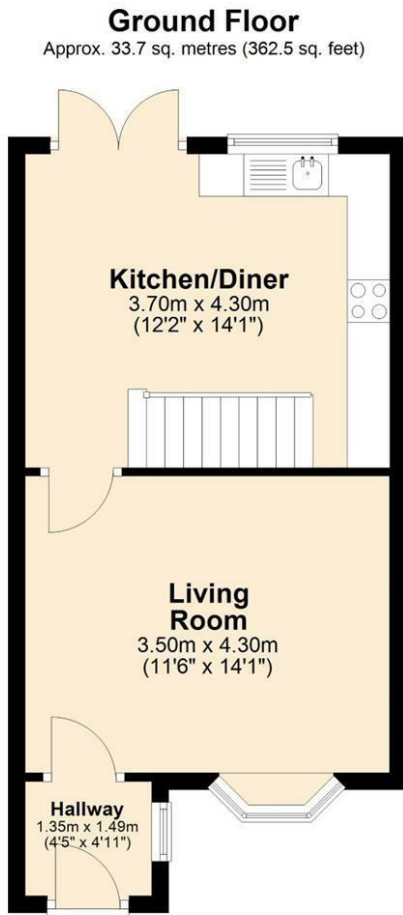
Has block paved driveway and lawned garden to the front, to the rear of the property is an very well presented enclosed garden which is laid to lawn, had borders with mature trees and shrubs and block paved patio area.

### 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

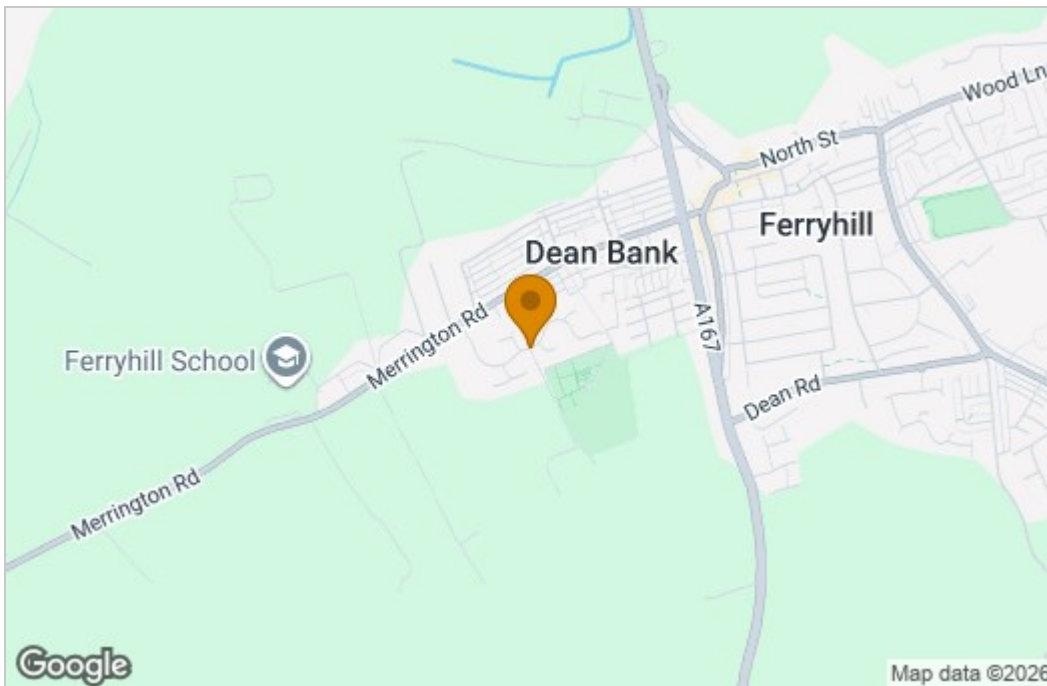
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## Floor Plan

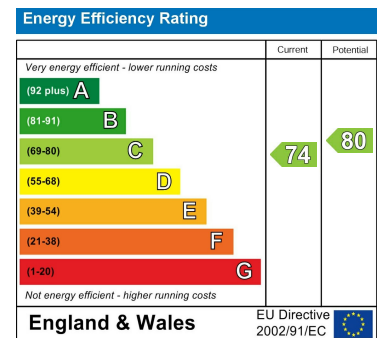


Total area: approx. 65.2 sq. metres (701.6 sq. feet)  
**40 Ramsey Drive, Ferryhill**

## 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.