Peter Clark
Property Services Ltd.

31 Westcott Terrace, Ferryhill, DL17 8NS

£155,000

We are pleased to offer to the market this outstanding three bedroom semi-detached family home occupying a convenient location within easy reach of the town centre, local schools and shops. This comfortable home is presented in immaculate decorative order throughout and features a comfortable lounge with media wall, attractive fitted kitchen with built in appliances, downstairs WC, En-suite and dressing room to master bedroom, fitted wardrobes to the other bedrooms. lovely family bathroom. There are gardens to both front and rear with off road parking. An early inspection is well recommended. for this beautiful family home.

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Ground Floor

Entrance Hall
Has composite entrance door, storage cupboard and staircase leading to the first floor.

Downstairs Cloakroom

Has white suite comprising: integrated WC, hand wash basin in vanity unit, laminate flooring and central heating radiator.

Lounge 17'9 x 13'4 (5.41m x 4.06m)

Has feature media wall with inset electric fire, central heating radiator, coved ceiling, laminate flooring and french doors leading out onto rear garden.

Kitchen 12'2 x 6'1 (3.71m x 1.85m)

Has an attractive range of high gloss fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in oven with gas hob and stainless steel extractor canopy and splash back, integrated dishwasher, plumbing for automatic washing machine, tiled splash backs, coved ceiling, ceiling spotlights, laminate flooring and central heating radiator.

First Floor

Landing
Has staircase leading to the second floor.

Bedroom 1 12'5 x 11'1 (3.78m x 3.38m)

Has coved ceiling, central heating radiator and built in wardrobes.

Bedroom 2 11'1 x 10'3 (3.38m x 3.12m)

Has coved ceiling, central heating radiator and built in wardrobes.

Bathroom WC

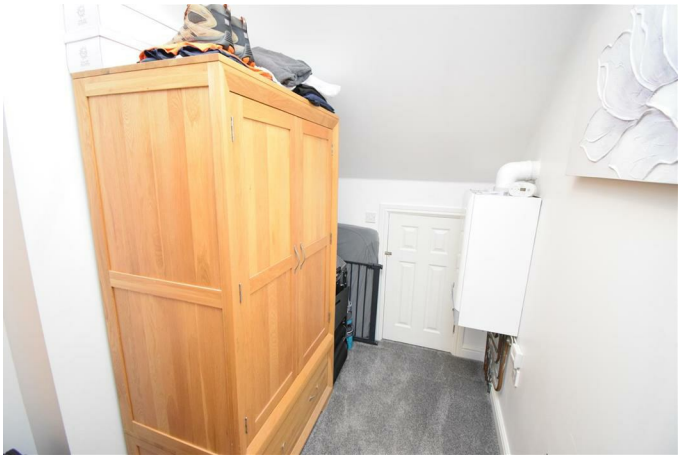
Has modern white suite comprising: freestanding bath with shower mixer tap , hand wash basin in vanity unit with integrated WC, part tiled walls, laminate flooring and central heating radiator.

Second Floor

Bedroom 3 16'4 x 13'5 (maximum measurements) (4.98m x 4.09m (maximum measurements))

Has coved ceiling 2x central heating radiators and leads to en-suite and dressing room.

Dressing Room 9'9 x 5'6 (2.97m x 1.68m)



Has wall mounted combination gas boiler.

En-Suite

Has white suite comprising: corner shower cubicle with mains shower, integrated hand wash basin and WC, tiled splash backs, central heating radiator and velux roof light.

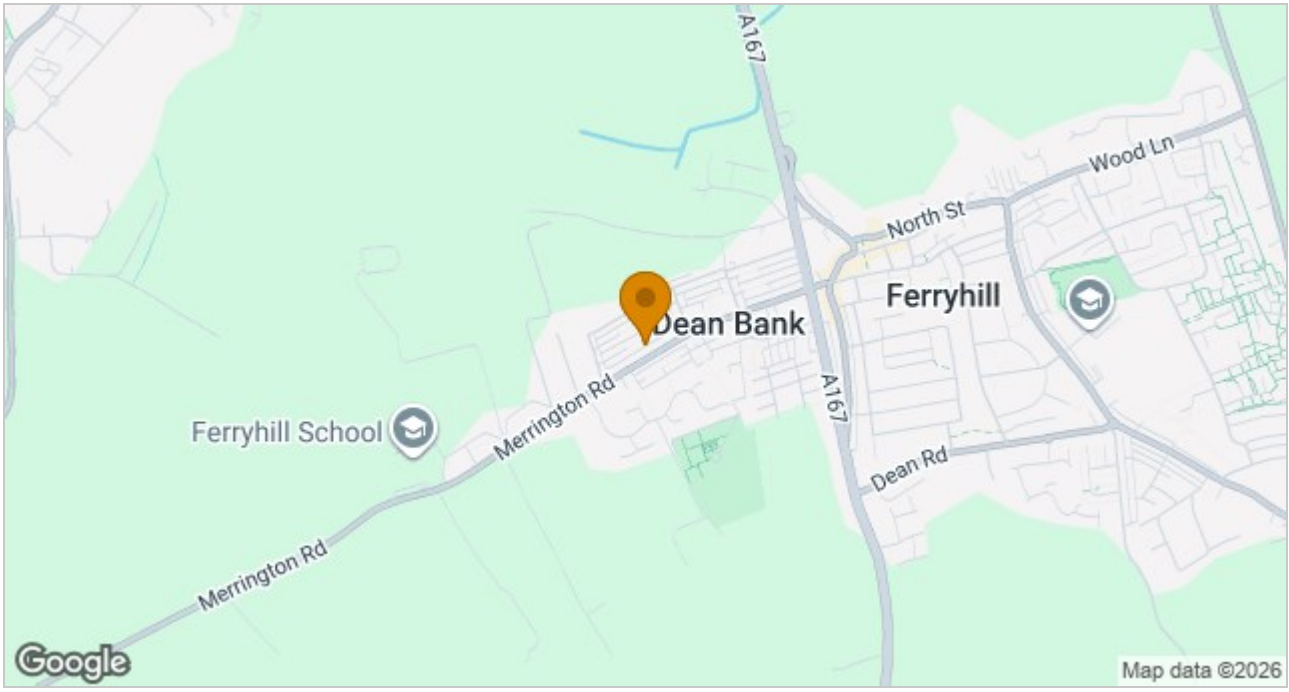
Exterior

Has enclosed walled front garden with enclosed rear garden offering off road parking via double access gates.

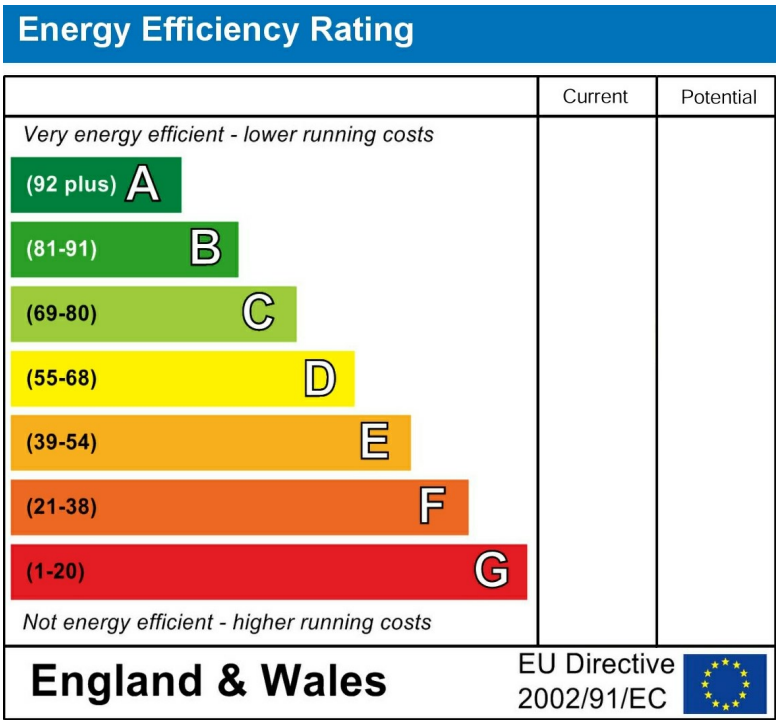
Disclaimer

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 MEASURMENTS 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



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