



## Parker Terrace

Ferryhill DL17 8JT

Offers In The Region Of £79,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.



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# Parker Terrace

Ferryhill DL17 8JT



- No chain involved
- EPC RATING - E
- Stylish bathroom

- Larger than average
- Three well proportioned bedrooms
- Useful utility room

- Very spacious throughout
- Superb kitchen/dining room
- Close to town centre amenities

Available for sale with no chain involved, viewing is essential to fully appreciate this larger than average terraced property with spacious accommodation, situated close to town centre amenities and with easy road and public transport links.

The impressive floor plan comprises of a large living room with bay window, modern open plan kitchen and dining room, useful utility room, two generous double bedrooms, further well proportioned bedroom and stylish bathroom/WC. Externally there is an enclosed yard with gates for off street parking. The property comes with combi gas central heating, UPVC double glazing and recently laid carpets.

Previously rented at £600 PCM, this would be an ideal buy to let investment but would also suit first time buyers and growing families.

## GROUND FLOOR

### Living Room

18'0" x 17'4" (5.51 x 5.29)

Large reception room with a UPVC double glazed bay window to the front, a feature fireplace housing an electric fire, radiator, recessed spotlighting, open plan staircase to the first floor with understairs cupboard.

### Kitchen and Dining Room

15'11" x 13'5" (4.86 x 4.10)

Superb kitchen and dining room which is fitted with a comprehensive range of units and contrasting work surfaces incorporating a breakfast bar, a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, feature lighting, radiator and UPVC double glazed window to the rear.

### Utility Room

11'6" x 6'10" (3.52 x 2.10)

Fitted with co-ordinating units and work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, radiator, cupboard housing a combi gas central heating boiler, a UPVC double glazed window to the side and UPVC external door to the rear yard.

## FIRST FLOOR

### Landing

With access to the loft.

### Bedroom One

13'2" x 10'10" (4.03 x 3.32)

Generous double bedroom with a UPVC double glazed window to the rear and a radiator.

### Bedroom Two

15'3" x 8'3" (4.67 x 2.52)

Spacious double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Three

10'11" x 6'2" to a max of 9'4" (3.34 x 1.90 to a max of 2.87)

Further well proportioned bedroom with a UPVC double glazed window to the front and a radiator.

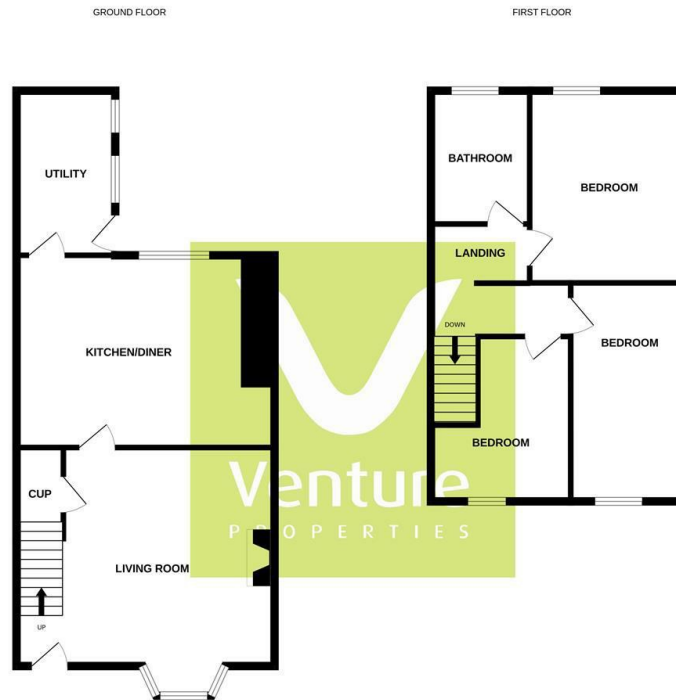
### Bathroom/WC

9'4" x 6'7" (2.86 x 2.02)

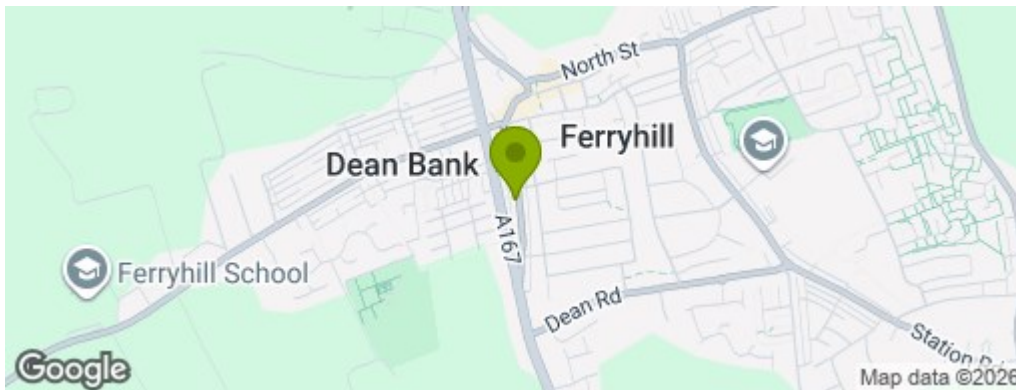
Fitted with a modern suite comprising of a panelled bath, cubicle with mains fed shower, hand wash basin set to a vanity unit and WC. Having a radiator and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the rear of the property is an enclosed yard with cold water tap and double gates for off street parking.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, quantities and specifications shown here are not tested and no guarantee as to their quality or efficiency can be given. Made with Metagen 02/06.



## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Check via OFCOM website.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: A Annual price: £1701(Maximum 2025)  
 Energy Performance Certificate Grade E  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)