



## 27 Hambleton Way

Chilton, Ferryhill, DL17 0RB

£65,000



Property Address: 27 Hambleton Way, Chilton, Co Durham DL17 0RB

We advise that an offer has been made for the above property in the sum of £65,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 1 Parker Terrace, Ferryhill, Co Durham DL17 8JY

Agents Telephone Number: 01740 657777

We are pleased to offer to the market this three bedroom mid-terraced property in Chilton, close to local schools and shops. The property benefits from gas central heating, double glazing, a lounge/ dining room, fitted kitchen, downstairs WC, white family bathroom suite, and gardens to both front and rear. An internal inspection is recommended, available with no onward chain.



## Ground Floor

### Entrance Hall

Has UPVC entrance door.

### Downstairs Cloakroom

Has white suite comprising: WC, hand wash basin and central heating radiator.

### Lounge / Dining Room 21'5 x 10'11 (6.53m x 3.33m)

Has laminate flooring, central heating radiator, wood burning stove with tiled hearth and UPVC French doors leading out onto rear garden.

### Kitchen 10'6 x 10'2 (3.20m x 3.10m)

Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit, plumbing for automatic washing machine, laminate flooring and central heating radiator.

## First Floor Landing

### Bedroom 1 13'2 x 10'2 (4.01m x 3.10m)

Has central heating radiator.

### Bedroom 2 10'11 x 10'0 (3.33m x 3.05m)

Has central heating radiator.

### Bedroom 3 8'10 x 7'11 (2.69m x 2.41m)

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

### Bathroom WC

Has white suite comprising: panel bath, WC, handwash basin, laminate flooring and central heating radiator.

## Exterior

Has front garden laid to lawn and enclosed rear garden.

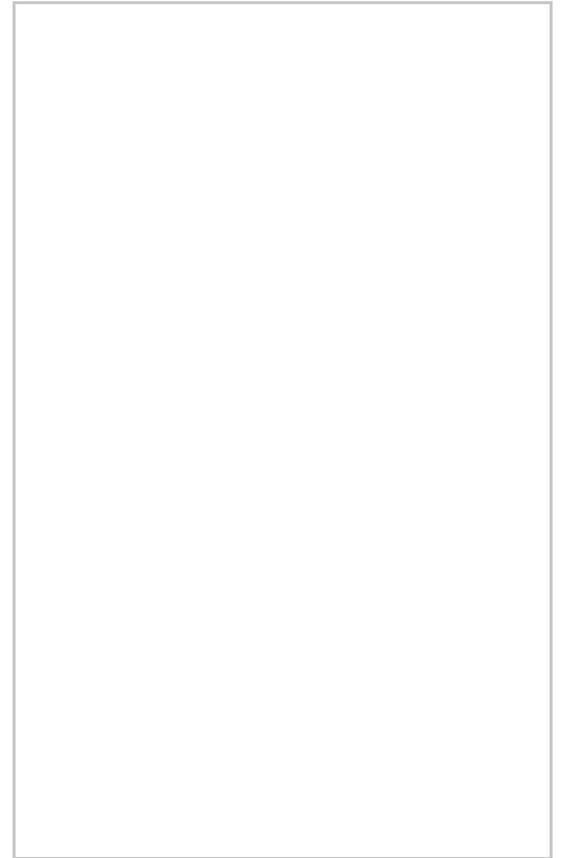
## Disclaimer

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.

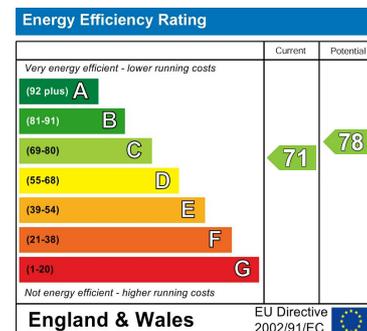
## Area Map



## Floor Plans



## 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.