

9 Kitchener Terrace, Ferryhill, DL178AX

£47,950

**** IDEAL INVESTMENT PROPERTY ****. A two bedroom mid-terraced property in Ferryhill currently with a tenant paying £300 pcm on an Assured Shorthold Tenancy. Close to local schools and shops, the property benefits from gas central heating, double glazing, fitted kitchen, coloured bathroom suite and enclosed rear courtyard.

Ground Floor

Entrance Vestibule

Has UPVC entrance door and staircase leading to the first floor.

Lounge 12'0" x 14'6" (3.66 x 4.42)



Has feature fire surround with living flame electric fire, central heating radiator and coved ceiling.

Dining Room 8'4" x 15'8" (2.54 x 4.78)

Has central heating radiator, central heating radiator and storage cupboard.

Kitchen 6'5" x 15'8" (1.96 x 4.78)



Has a range of fitted wall and base units, glass display units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, plumbing for automatic washing machine, laminate flooring, coved ceiling, central heating radiator and UPVC entrance door.

First Floor

Bedroom 1 12'0" x 14'7" (3.66 x 4.45)



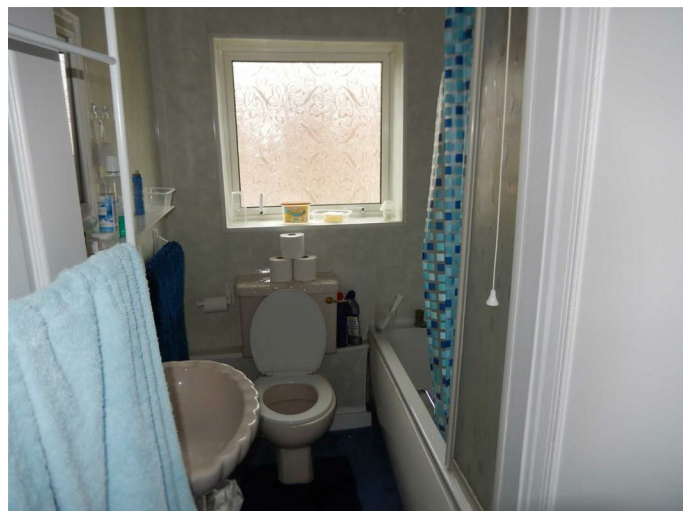
Has fitted sliding mirrored wardrobes, central heating radiator and coved ceiling.

Bedroom 2 9'10" x 11'4" (3.00 x 3.45)



Has central heating radiator.

Bathroom



Has coloured suite comprising: panel bath with electric shower over and glass shower screen, hand wash basin, WC and central heating radiator.

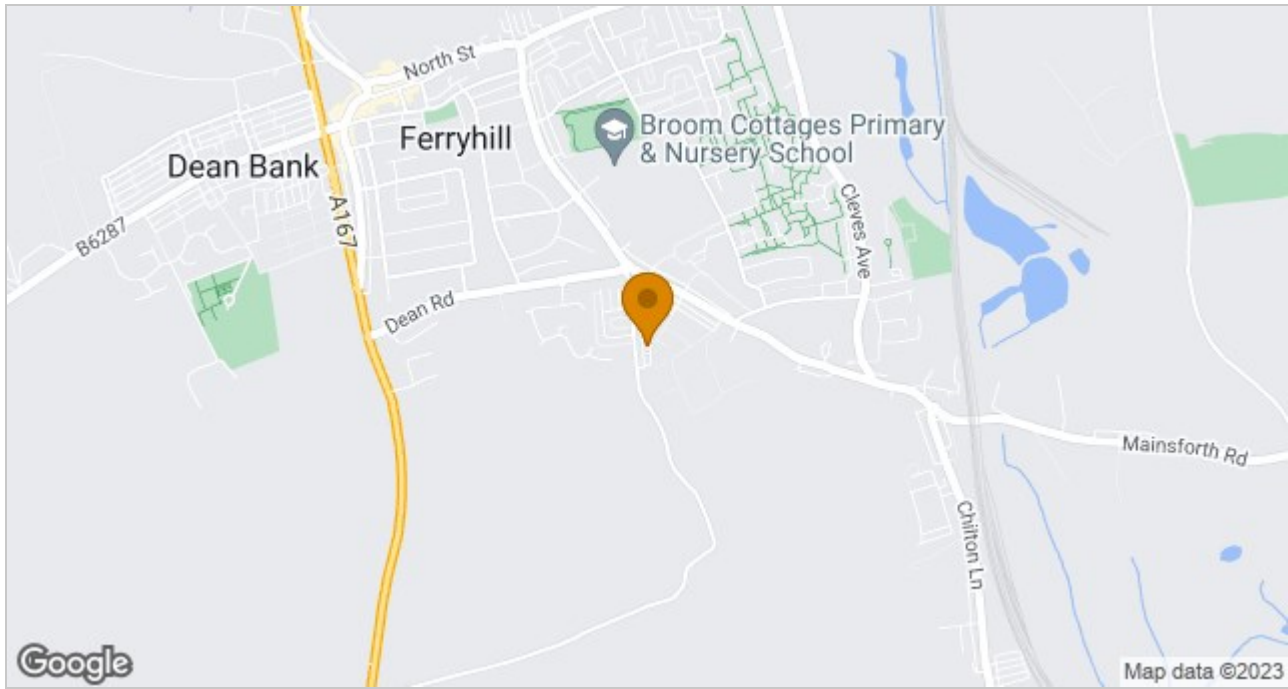
Exterior

Has enclosed rear courtyard.

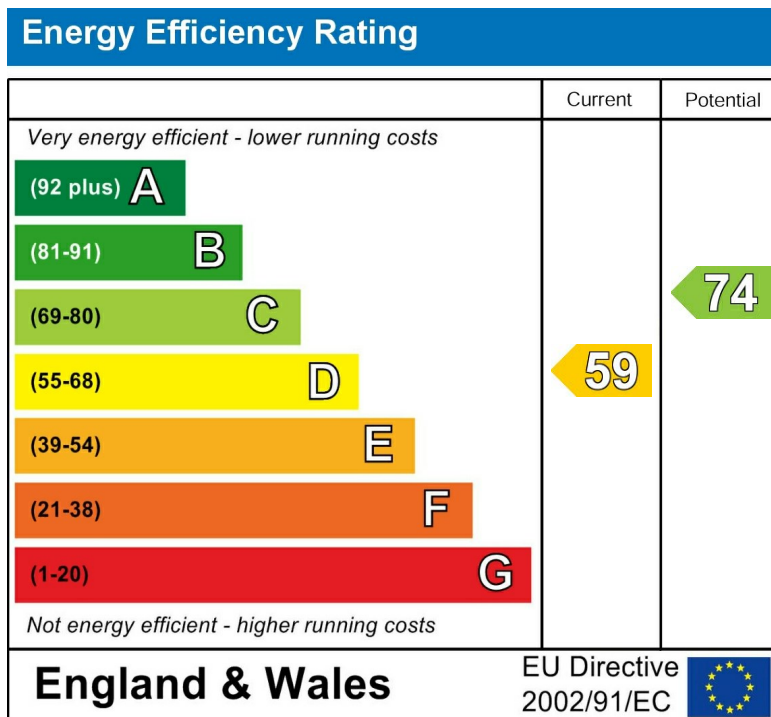
Disclaimer

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.

Area Map



Energy Efficiency Graph



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