

37 North Street, Ferryhill, DL17 8HX

£74,950

We are pleased to present this two bedroom mid terraced property in a central location close to the town centre of Ferryhill. The property offers gas central heating, double glazing, attractive kitchen, modern bathroom and off road parking. Available with no onward chain we would recommend an early viewing.

Ground Floor

Entrance Hall

Has UPVC entrance door and staircase to the first floor.

Lounge 15'1" x 13'1" (4.60 x 3.99)



Has feature fire surround inset with coal effect gas fire, central heating radiator, coved ceiling, feature wall lights and storage cupboard housing combination gas boiler.

Kitchen / Dining Room 16'7" x 6'11" (5.05 x 2.11)



Has an attractive range of fitted wall and base units, laminate work surfaces, inset sink unit with mixer tap, built under electric oven, gas hob, extractor canopy, part tiled walls, plumbing for automatic washing machine, spotlights, tiled floor, central heating radiator and entrance door leading onto the rear lobby.

Rear lobby

Has tiled floor and entrance door leading onto the rear courtyard.

First floor

Landing

Has loft access.

Bedroom 1 13'5" x 12'0" (4.09 x 3.66)



Has built in storage and central heating radiator.

Bedroom 2 10'6" x 9'0" (3.20 x 2.74)



Has central heating radiator.

Bathroom WC



Has modern white suite comprising; panelled bath with mains shower over, hand wash basin, WC, tiled walls, tiled floor and central heating radiator.

Exterior

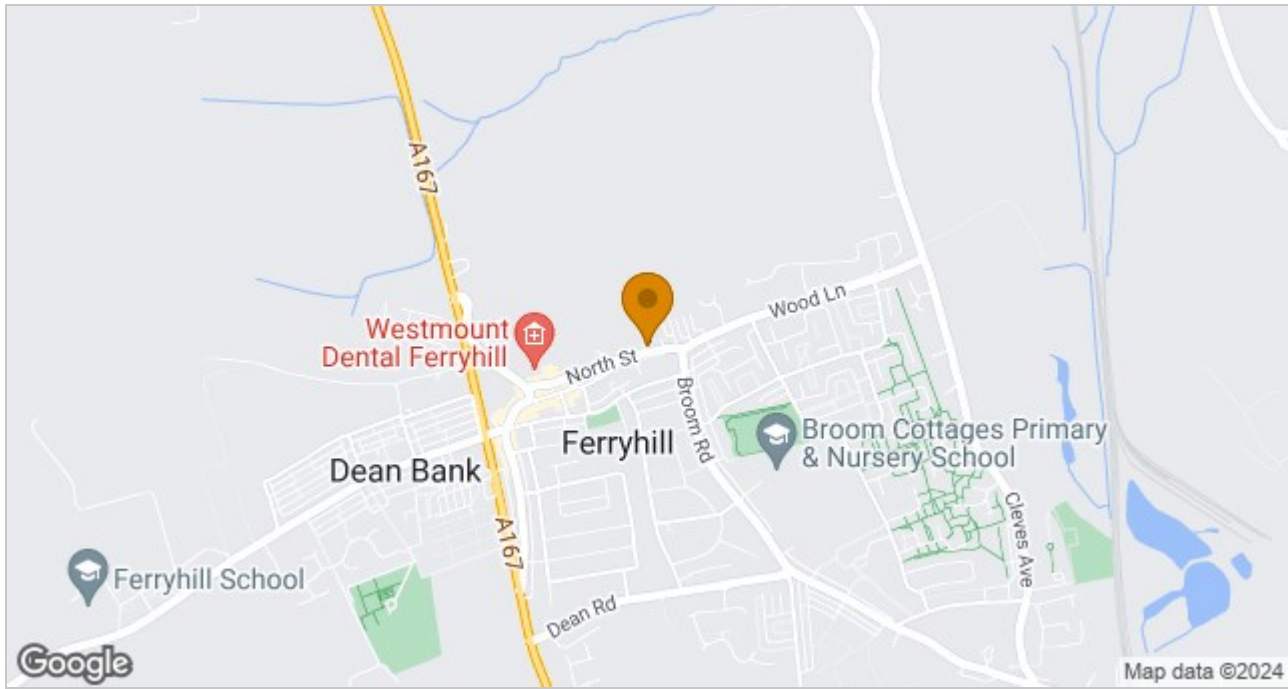
Has double access gates for off road parking to the

front and to the rear an enclosed courtyard with brick built shed.

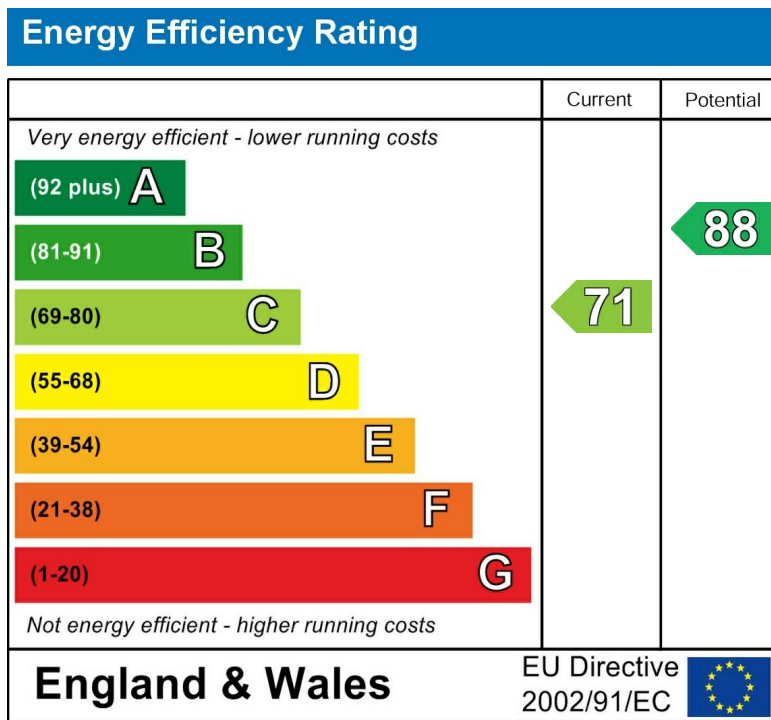
Disclaimer

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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