

# Peter Clark

Property Services Ltd.



**6 Ford Terrace, Ferryhill, DL17 0JG**

**£39,950**

Attention investors! A two bedroom mid terrace house occupying a convenient location close to local amenities.

The property benefits from double glazed doors and windows, solid fuel heating and is sold with no onward chain. Comprising a lounge, dining room, kitchen with built in cooking appliances and coloured bathroom suite this sensibly priced property is well recommended for viewing.



## Ground Floor

### Entrance vestibule

with UPVC door and staircase to first floor.

### Lounge 42'7" x 13'1" x 36'1" x 26'2" (13'4 x 11'8)



Has feature fire surround inset with solid fuel fire having back boiler for central heating and domestic hot water.

### Dining Room 45'11" x 36'1" x 22'11" x 22'11" (14'11 x 7'7)



Has under stairs cupboard and central heating radiator.

### Kitchen 22'11" x 19'8" x 16'4" x 22'11" (7'6 x 5'7)



Has range of fitted wall and floor units, laminate worksurface, inset steel sink unit, built in electric oven, hob and extractor canopy, UPVC door.

## First Floor

### Bedroom 1 36'1" x 29'6" x 32'9" x 32'9" (11'9 x 10'10)



Has over stairs cupboard and central heating radiator.

### Bedroom 2 32'9" x 6'6" x 26'2" x 26'2" (10'2 x 8'8)



Has central heating radiator.

### Bathroom WC



Has coloured suite comprising panelled bath, pedestal wash basin and WC.

### Exterior

Has enclosed rear courtyard.

### Disclaimer

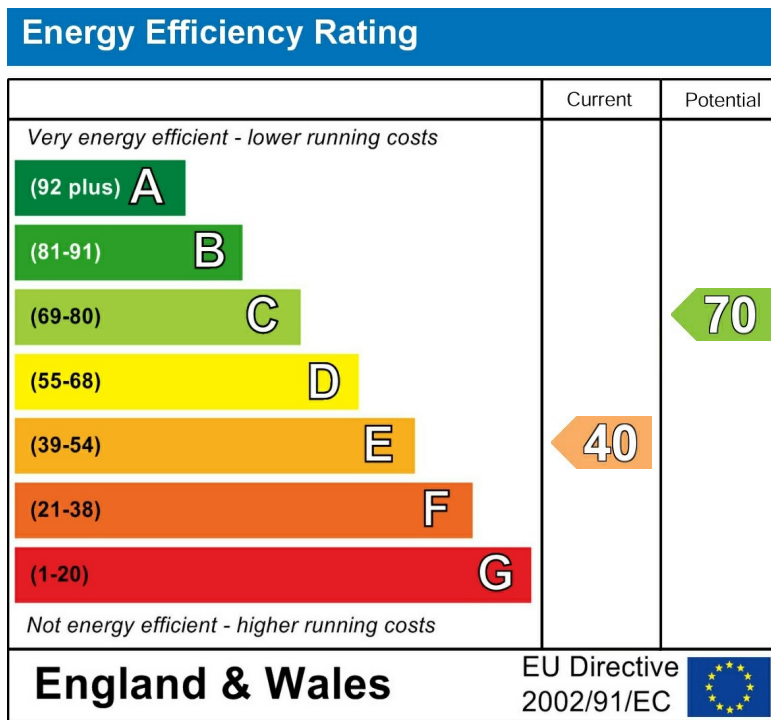
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## Area Map



## Energy Efficiency Graph



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