



**56 Gordon Terrace, Ferryhill, DL17 8SR**

**£99,950**

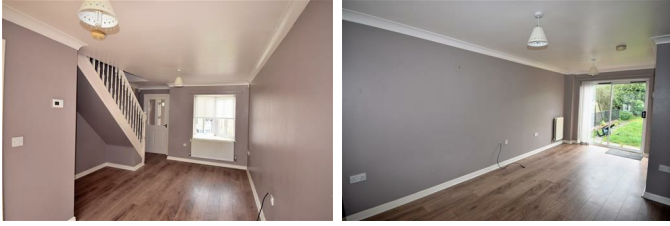
We are pleased to offer this three bedroom property in this most pleasant location. The property offers spacious accommodation, gas central heating, double glazing, modern fitted kitchen, white bathroom suite, en-suite to master bedroom, gardens, garage and off road parking, the property has been maintained in good decorative order throughout and is available with no onward chain.

## Ground Floor

### Entrance Porch

Has laminate flooring and covered ceiling.

### Lounge / Dining Room 8'1" x 18'1" (2.46 x 5.51)



Has laminate flooring, covered ceiling, bow window, spindle staircase leading to the first floor, central heating radiator and patio doors leading out onto the rear garden.

### Kitchen 7'2" x 6'8" (2.18 x 2.03)



Has a range of wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven, gas hob, extractor canopy, central heating radiator.

### Utility Room 5'3" x 4'8" (1.60 x 1.42)



Has laminate flooring, plumbing for automatic washing machine, wall mounted combination gas boiler, part tiled walls, central heating radiator

## Ground Floor WC



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

## First Floor

### Landing

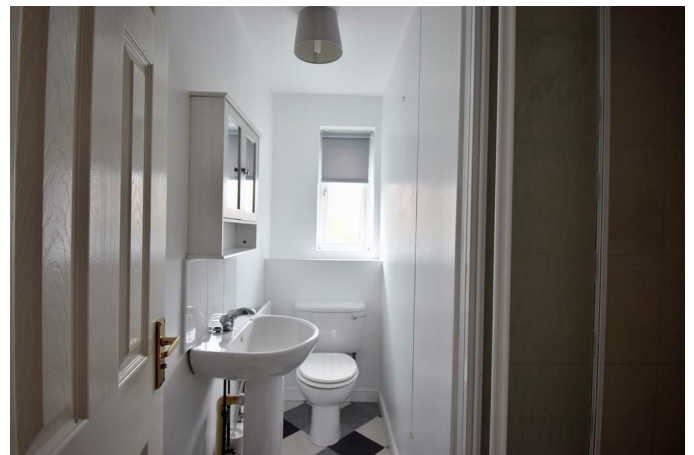
Has loft access and central heating radiator.

### Bedroom 1 8'5" x 10'6" (2.57 x 3.20)



Has central heating radiator, fitted storage.

### En-Suite



Has white suite comprising shower cubicle with electric shower, hand wash basin, WC, central heating radiator.

### Bedroom 2 10'5" x 9'1" (3.18 x 2.77)



Has fitted storage and central heating radiator.

### Bedroom 3 8'2" x 10'3" (2.49 x 3.12)

(Maximum Measurements) Has central heating radiator.

### Bathroom



Has white suite comprising panel bath, hand wash basin, WC, tiled splash backs and central heating radiator.

### Exterior

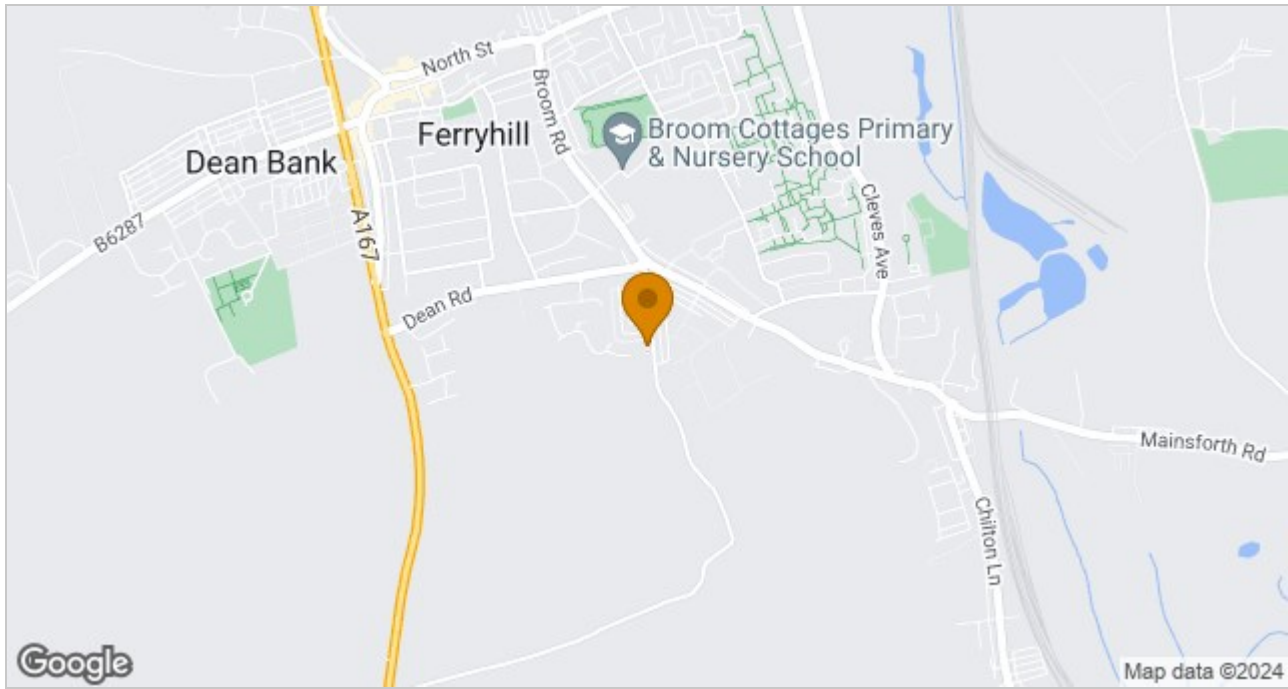


Has front garden laid to lawn and driveway leading to garage, the rear garden is laid to lawn.

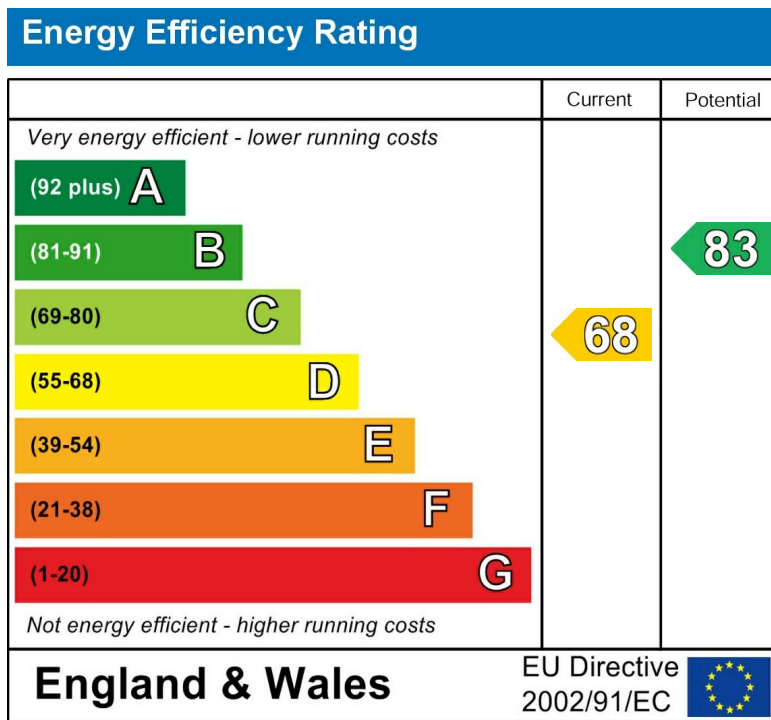
### Disclaimer

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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