



47 Church Lane, Ferryhill, DL17 8LP

£110,000

Viewing is essential for this two bedroomed end terraced house in this most quiet location behind the town centre of Ferryhill. The property has been well maintained by the present owner to include; an attractive fitted kitchen, modern white bathroom suite, replacement roof and is immaculately decorated throughout. Available with no onward chain this property is not to be missed.

Ground Floor

Entrance Hall

Has UPVC entrance door, laminate flooring, central heating radiator with radiator cover, period coving and staircase access to the first floor.

Lounge 13'5 x 11'10 (4.09m x 3.61m)



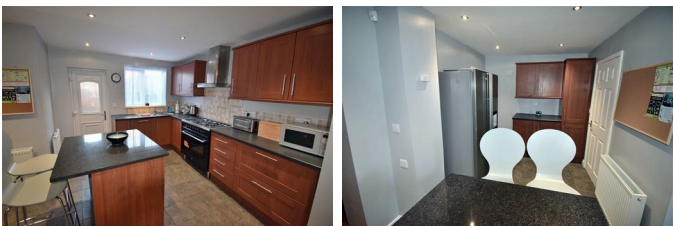
Has feature fire surround inset with pebble bed electric fire, central heating radiator, coved ceiling, laminate flooring and French doors leading onto the Dining Room.

Dining Room 13'3 x 11'11 (4.04m x 3.63m)



Has laminate flooring, central heating radiator and coved ceiling.

Kitchen 18'1 x 11'4 (5.51m x 3.45m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, integrated dishwasher, tiled splash backs, double extractor fan, ceiling spotlights, tiled floor, central heating radiator, central island with

granite work surface,, storage cupboard, 2x central heating radiator and UPVC door leading onto the rear courtyard.

Utility

Has laminate flooring, central heating radiator and plumbing for automatic washing machine.

First Floor Landing

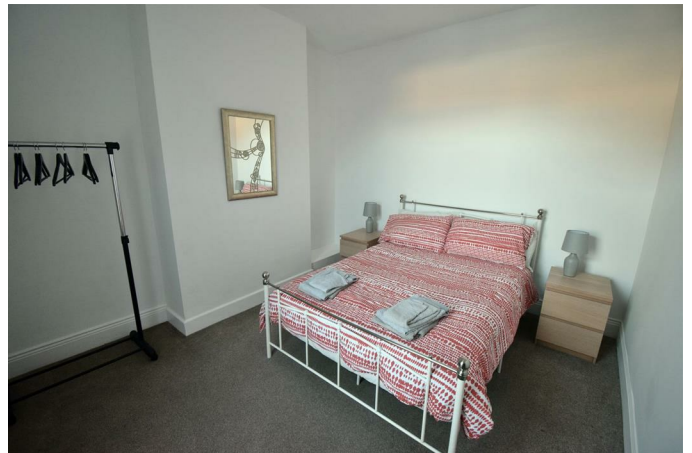
Has storage cupboard and access to loft.

Bedroom 1 17'0 x 11'11 (5.18m x 3.63m)



Has central heating radiator.

Bedroom 2 11'11 x 10'7 (3.63m x 3.23m)



Has central heating radiator.

Bathroom/WC



Has white suite comprising: double shower cubicle with mains shower over, vanity unit inset with hand wash basin, WC, part tiled walls, central heating radiator and storage cupboard housing combination gas boiler.

Exterior

Has forecourt and enclosed rear courtyard and double access gates.

Solar Panels

The property benefits from solar panels that are owned by the present vendor and would be transferred on completion to the purchaser.

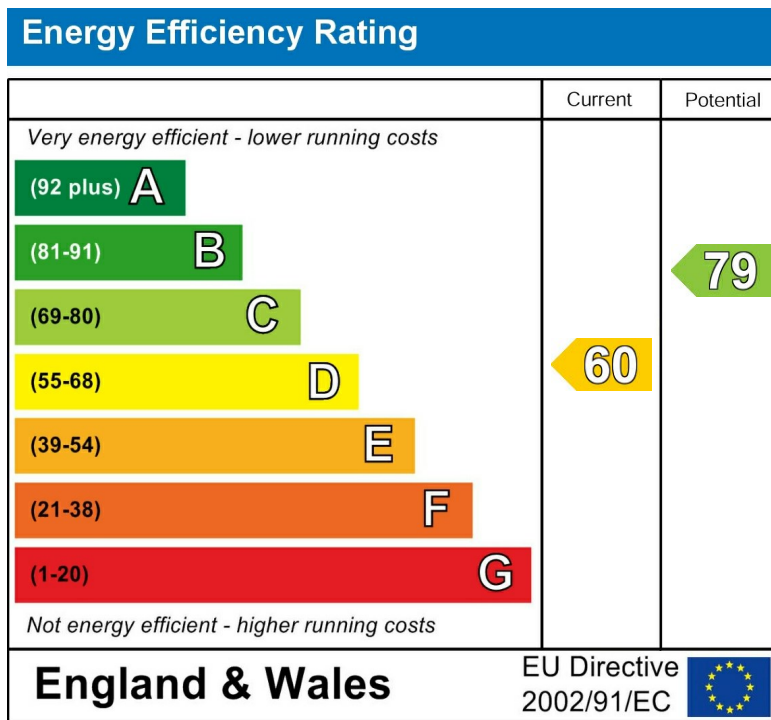
Disclaimer

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Area Map



Energy Efficiency Graph



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