



88 Church Lane, Ferryhill, DL17 8LT

£80,000

A two bedroomed mid-terraced house in this most convenient location in the town centre of Ferryhill. This ideal investment opportunity boasts; gas central heating, double glazing, modern fitted kitchen with integrated appliances, white bathroom suite and is available with no onward chain. Must be viewed internally.

Ground Floor

Lounge 16'6 x 13'10 (5.03m x 4.22m)



Has UPVC entrance door, bay window, central heating radiator and staircase to the first floor.

Kitchen 13'8 x 7'8 (4.17m x 2.34m)



Has a range of fitted high gloss wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built under electric oven with ceramic hob, stainless steel extractor hood, breakfast bar, ceramic tiled splash backs and central heating radiator.

Utility 6'9 x 5'1 (2.06m x 1.55m)



Has laminate work surfaces, plumbing for automatic

washing machine, wall mounted combination gas boiler central heating radiator and UPVC entrance door leading onto the rear courtyard.

First Floor

Bedroom 1 13'11 x 12'0 (4.24m x 3.66m)



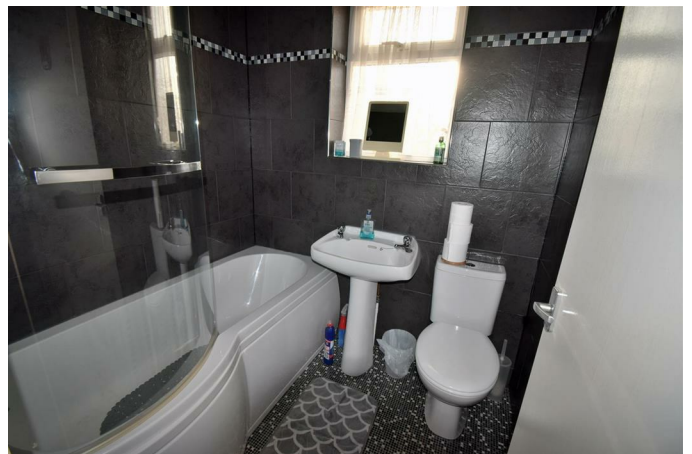
Has central heating radiator.

Bedroom 2 12'0 x 7'3 (3.66m x 2.21m)



Has central heating radiator.

Bathroom WC



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

Exterior

Has forecourt and enclosed rear courtyard.

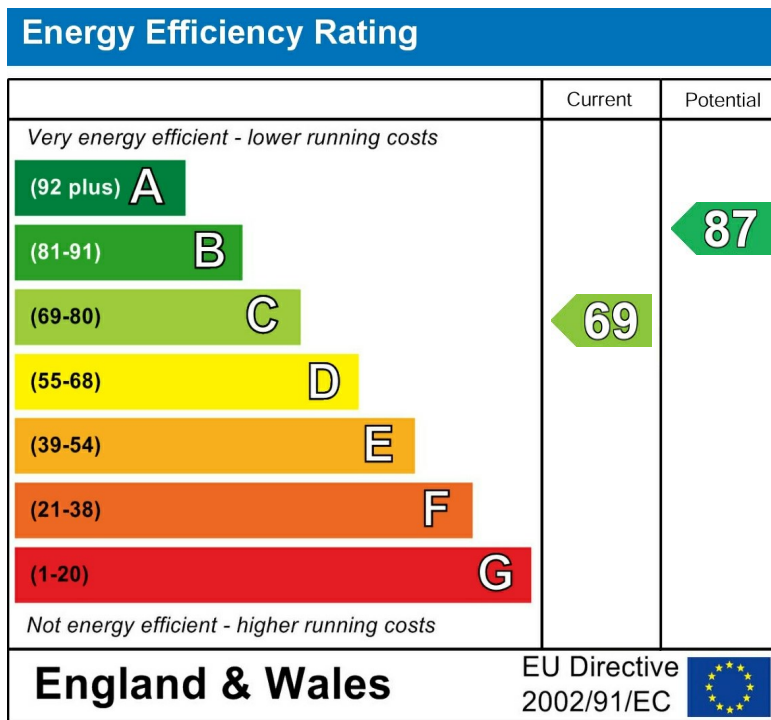
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Area Map



Energy Efficiency Graph



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