

**53 Helmsley Close, Ferryhill, DL17 8SS**

**£94,950**

Viewing is essential for this outstanding three bedroomed mid-link property in this most pleasant location close to local schools and shops. The property has been updated to the highest standard by the present owner to include; gas central heating, double glazing, modern fitted kitchen with integrated appliances, luxurious bathroom suite and is immaculately decorated throughout. With a garage and private garden this property is not to be missed.

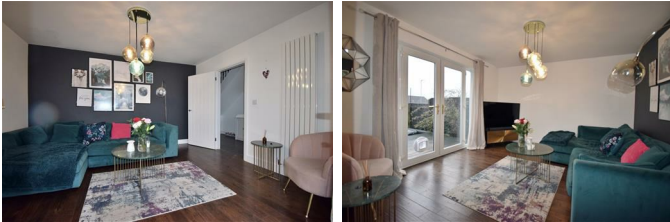
## Ground Floor

### Entrance Hall



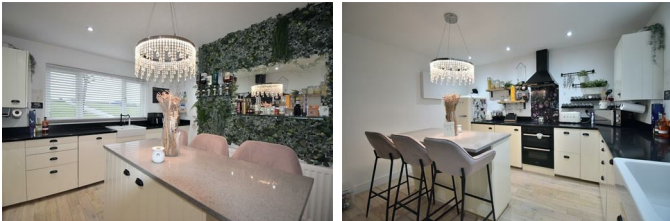
Has UPVC entrance door, central heating radiator, spindle staircase leading to the first floor, storage cupboard and wood flooring.

### Lounge 13'6 x 11'7 (4.11m x 3.53m)



Has wood flooring, central heating radiator and UPVC French doors leading out onto rear garden.

### Kitchen 13'5 x 12'9 (4.09m x 3.89m)



Has a range of fitted wall and base units, granite work surfaces and upstands, ceramic sink unit with mixer tap, built under electric double oven with ceramic hob and extractor canopy, designer splashback, integrated freezer, dishwasher and washing machine, breakfast bar, feature light, ceiling spotlights, central heating radiator, wall mounted combination gas boiler and wood flooring.

### First Floor Landing

Has storage cupboard and loft access.

### Bedroom1 12'10 x 10'9 (3.91m x 3.28m)



Has laminate flooring, central heating radiator and feature wall lights.

### Bedroom 2 11'1 x 11'10 (3.38m x 3.61m)



Has central heating radiator and laminate flooring.

### Bedroom 3 8'9 x 8'7 (2.67m x 2.62m)



Has central heating radiator.

## Bathroom WC



Has white suite comprising: free standing roll top bath, vanity unit with hand wash basin, WC, shower cubicle with mixer shower, part tiled walls, tiled floor, feature split face tile wall and ornate central heating radiator.

## Exterior



The front garden is laid to lawn the rear has decking patio areas and single garage.

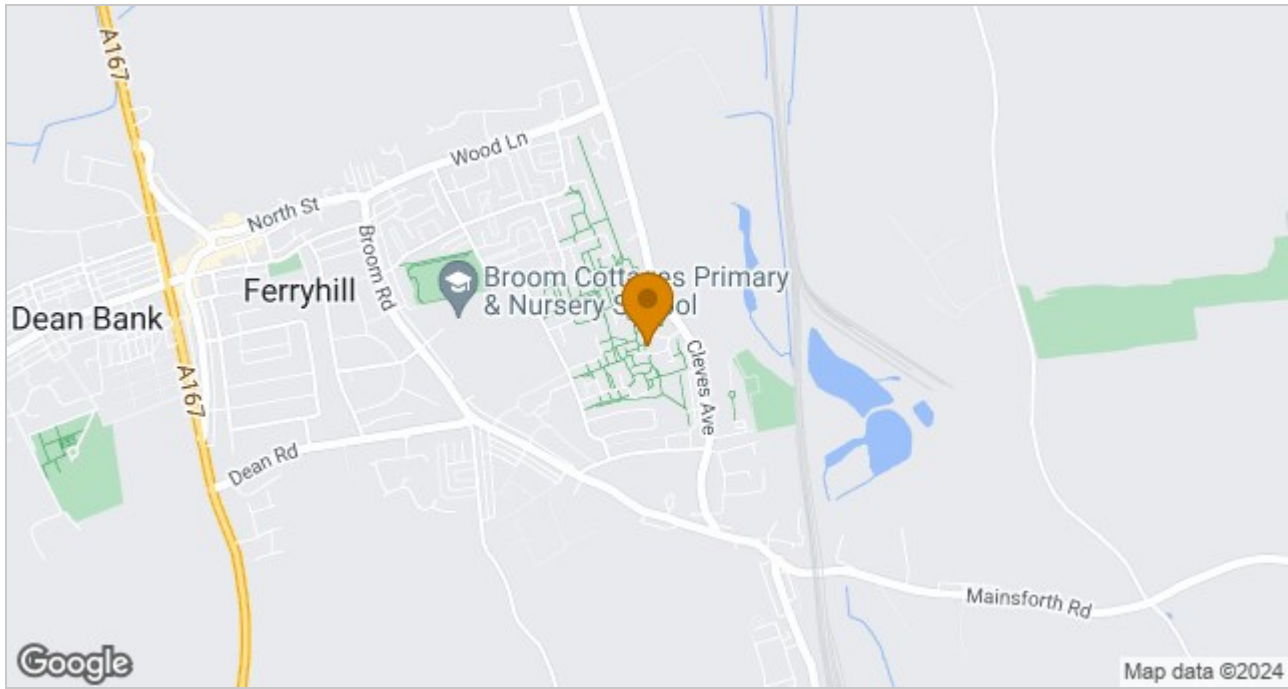
## Disclaimer

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.

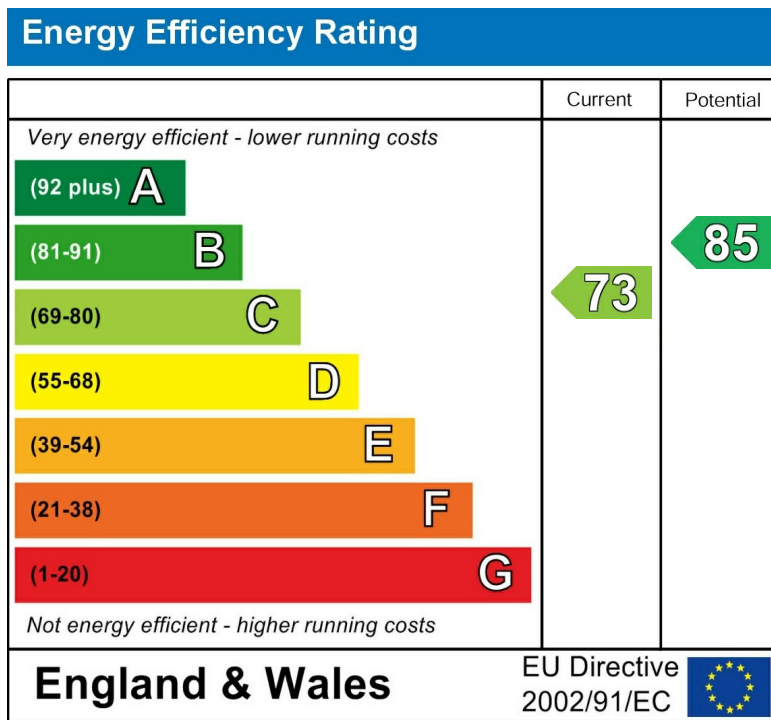
## Estate Agents Note

This property is owned by persons connected to Peter Clark Property Services Ltd.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.