



**2 Lanark Terrace, Ferryhill, DL17 8JA**

**£64,950**

A two bedroom mid terrace property in a most sought after location close to local schools and shops and within walking distance of the Town Centre. The property benefits from gas central heating, double glazing, attractive fitted kitchen with built in appliances, modern white bathroom suite and enclosed rear courtyard. This property would appeal to both the first time buyer and investor buyer and should be viewed internally to be fully appreciated.

### Entrance Vestibule

Has UPVC entrance door.

### Lounge 14'0 x 14'1 (4.27m x 4.29m)



Has bay window, feature fire surround with electric fire and central heating radiator.

### Kitchen / Dining Room 13'0 x 9'5 (3.96m x 2.87m)



Has attractive range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven and hob, tiled floor and central heating radiator.

### Rear Lobby

Has storage cupboard and UPVC entrance door.

### Utility Room

Has central heating radiator.

### First Floor Landing

Has spindle staircase.

### Bedroom 1 12'9 x 11'3 (3.89m x 3.43m)



Has central heating radiator and storage cupboard housing combination gas boiler.

### Bedroom 2 6'10 x 9'4 (2.08m x 2.84m)



Has central heating radiator.

### Bathroom WC



Has white suite comprising: P shaped bath with mains shower over and glass shower screen, hand wash basin, WC, part tiled walls and central heating radiator

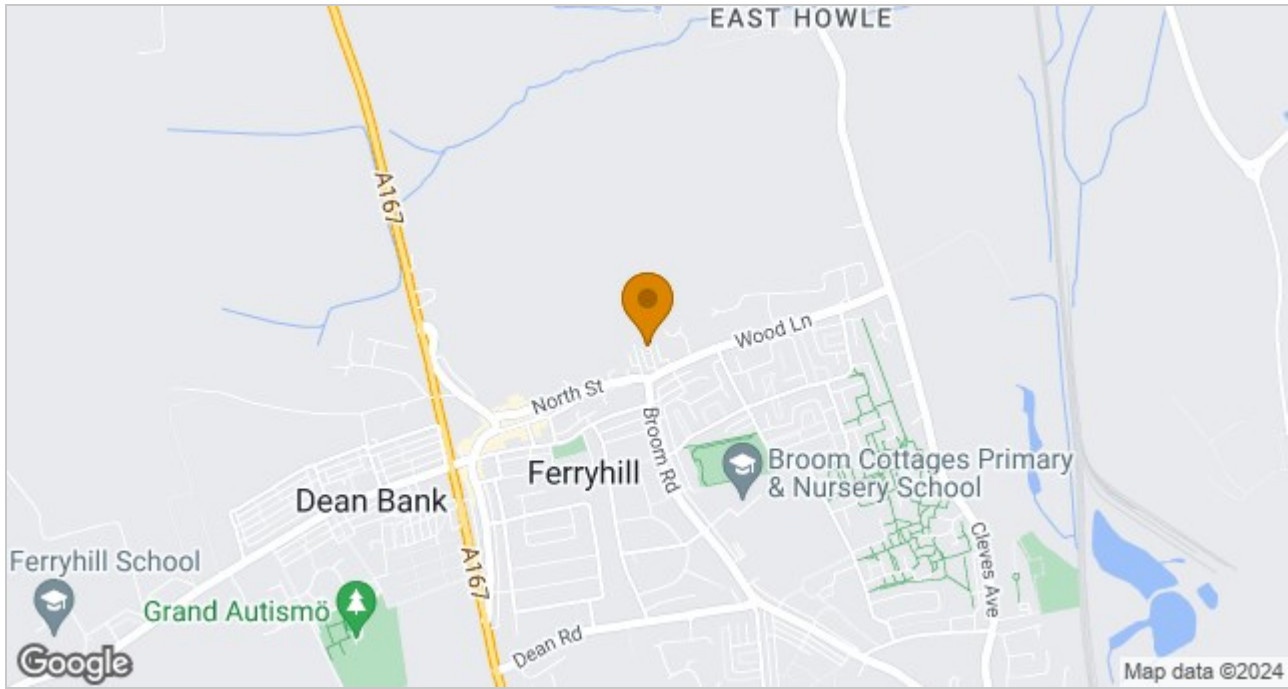
### Exterior

Has enclosed rear courtyard.

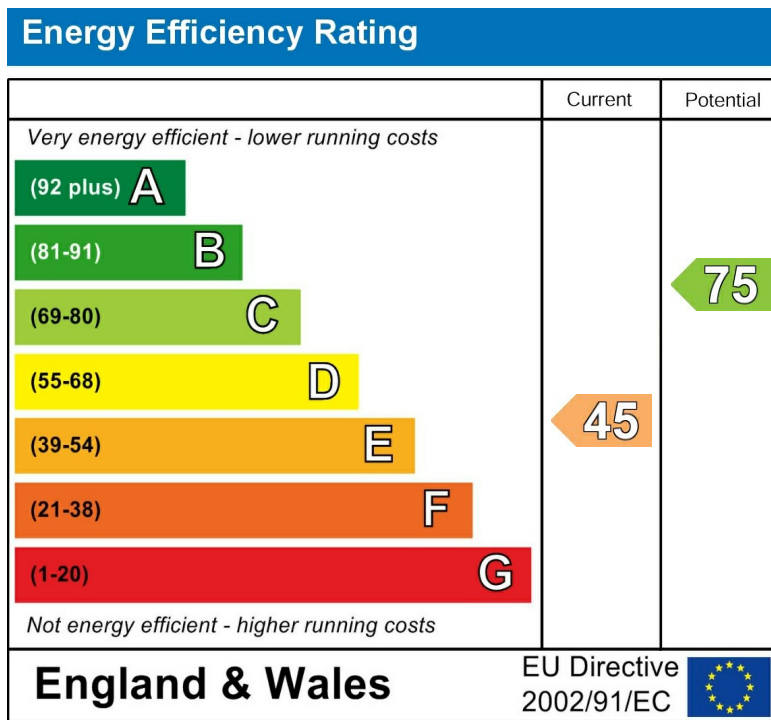
### Disclaimer

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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