



20 Bertha Street, Ferryhill, DL17 8AZ

£54,950

We are pleased to offer to the market this three bedroom mid-terraced property in Ferryhill, close to local schools and shops and within walking distance of the Town Centre. The property benefits from gas central heating, double glazing, modern fitted kitchen, white bathroom suite and enclosed rear courtyard.

This property would appeal to both the first time buyer and investor buyers.

Ground Floor

Entrance Hall

Has UPVC entrance door and staircase leading to the first floor.

Lounge 13'11 x 11'11 (4.24m x 3.63m)



Has coved ceiling, central heating radiator, laminate flooring, storage cupboard and french doors leading to Dining Room.

Dining Room 8'10 x 11'5 (2.69m x 3.48m)



Has laminate flooring, coved ceiling, central heating radiator and storage cupboard.

Kitchen 5'11 x 7'11 (1.80m x 2.41m)

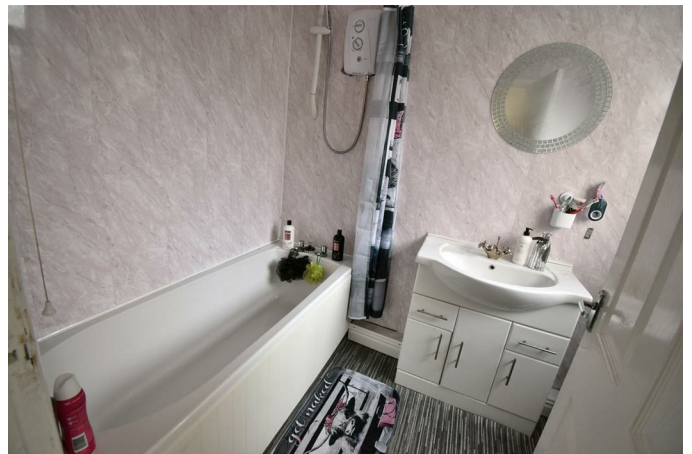


Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit, built under electric oven with ceramic hob, stainless steel extractor canopy, ceramic tiled splash backs and tiled floor.

Rear Lobby

Has plumbing for automatic washing machine, tiled floor and UPVC entrance door.

Bathroom/WC



Has white suite comprising: panel bath with electric shower over, vanity unit with hand wash basin, WC, central heating radiator and plastic clad walls.

First Floor

Bedroom 1 6'3 x 7'1 (1.91m x 2.16m)



Has central heating radiator.

Bedroom 2 12'4 x 12'0 (3.76m x 3.66m)



Has central heating radiator and storage cupboard.

Bedroom 3 9'3 x 10'10 (2.82m x 3.30m)



Has storage cupboard housing combination gas boiler and coved ceiling.

Loft



Has velux window.

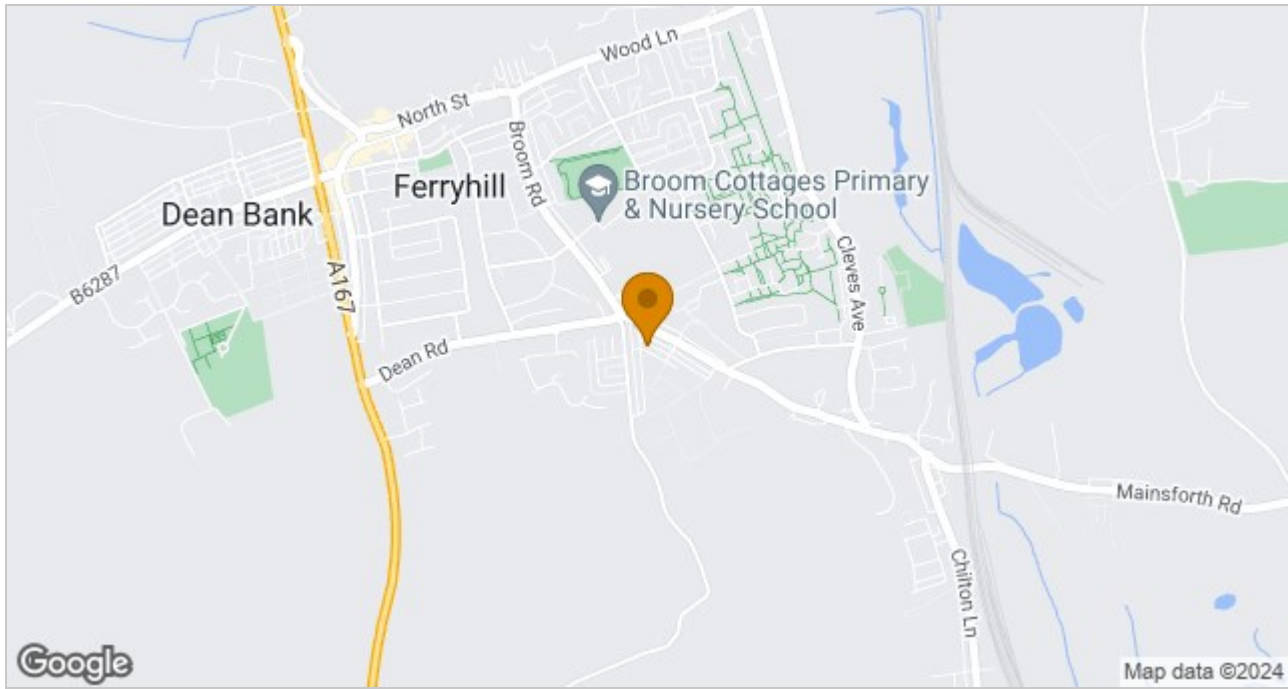
Exterior

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.