



22 Westcott Terrace, Ferryhill, DL17 8NS

£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, fitted kitchen, modern white bathroom suite and enclosed rear courtyard. Would appeal to both first time buyer and investment buyers.

Ground Floor

Entrance Vestibule

Has UPVC entrance door.

Lounge 11'9 x 15'11 (3.58m x 4.85m)



Has bay window, central heating radiator and feature fireplace with cast and tiled inserts and log burning stove.

Dining Room 12'7 x 13'11 (3.84m x 4.24m)



Has central heating radiator.

Kitchen 12'3 x 6'9 (3.73m x 2.06m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit,

electric hob, part tiled walls and central heating radiator and UPVC entrance door.

Bathroom WC



Has modern white suite comprising: panel bath, hand wash basin, WC and central heating radiator.

First Floor

Bedroom 1 14'0 x 12'5 (4.27m x 3.78m)



Has central heating radiator, feature cast fireplace and en-suite.

En-Suite



Has white suite comprising: shower cubicle with mains shower, hand wash basin, WC and central heating radiator.

Bedroom 2 11'7 x 10'1 (3.53m x 3.07m)



Has central heating radiator and feature cast fireplace.

Bedroom 3 8'4 x 5'5 (2.54m x 1.65m)



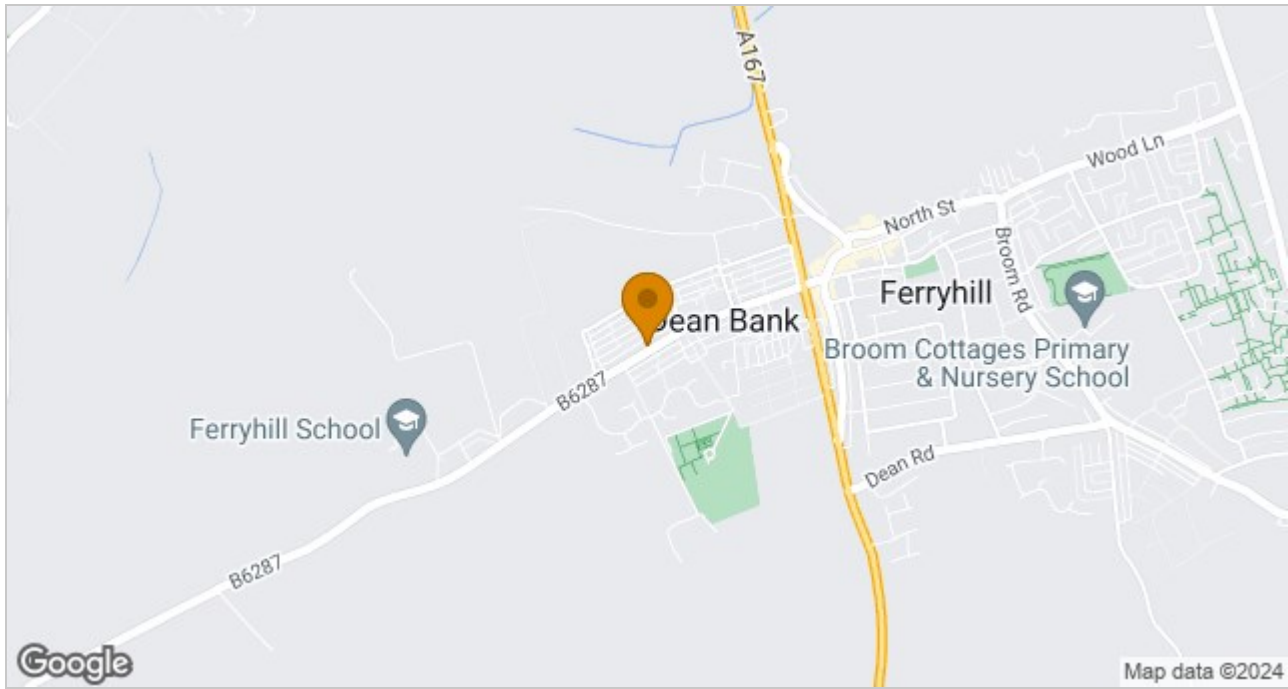
Exterior

Has forecourt garden and enclosed rear courtyard.

Disclaimer


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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(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	

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