



25 Peacehaven, Ferryhill, DL17 8BH

£69,950

Rarely available on the market this one bedroomed semi-detached house in this most sought after location close to local shops and bus links. The property is in need of some updating but does include; gas central heating, white bathroom suite and offers large garden to the front and off road parking to the rear. Available with no onward chain this property is not to be missed.

Entrance Porch



Has entrance door with access onto the lounge.

Lounge 13'9" x 13'6" (4.19 x 4.11)



Has gas fire and back boiler supplying central heating and domestic hot water, coved ceiling and central heating radiator.

Kitchen 9'9" x 8'4" (2.97 x 2.54)



With a range of oak fitted base and wall units, laminate work surfaces, stainless steel inset sink unit, part tiled walls, plumbing for automatic washing machine and coved ceiling.

Rear Lobby

Has central heating radiator, loft access and entrance door leading onto the rear courtyard.

Bedroom 1 13'8" x 9'10" (4.17 x 3.00)



Has central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath with electric shower over and folding shower screen, hand wash basin, WC, part tiled walls and central heating radiator.

Exterior

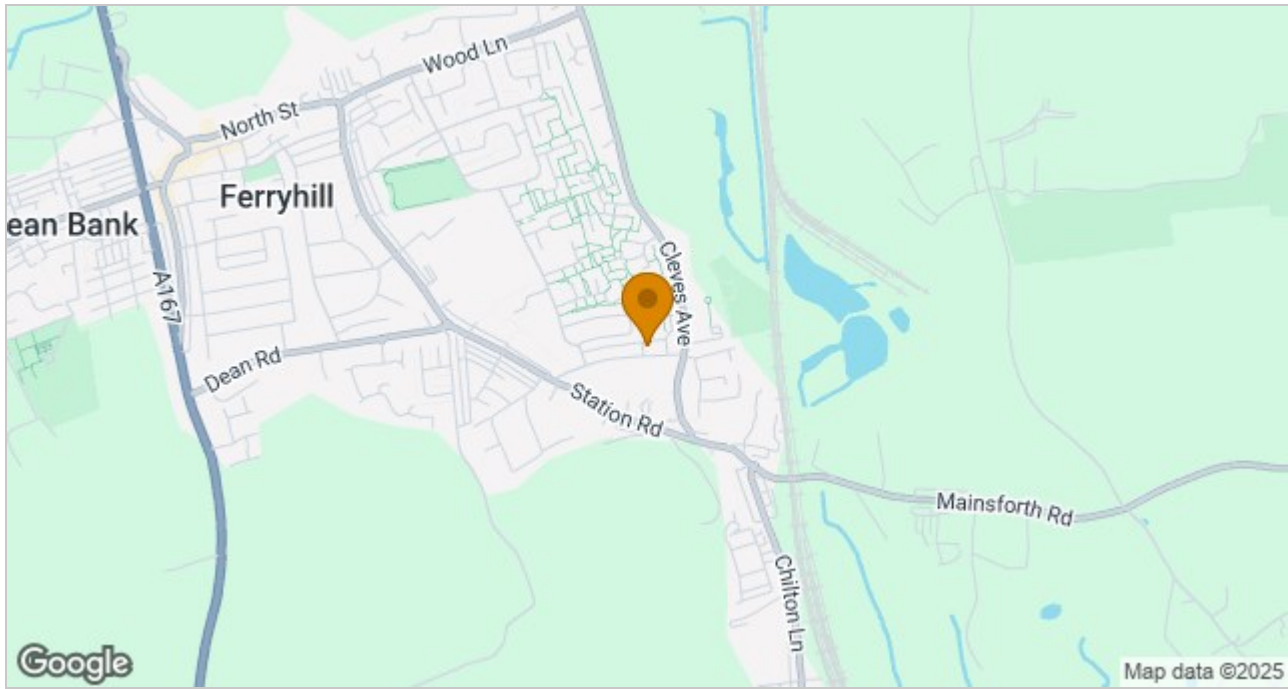
To the front there is a large lawned garden area with trees and shrubbery and to the rear an enclosed courtyard with off road parking.

Disclaimer

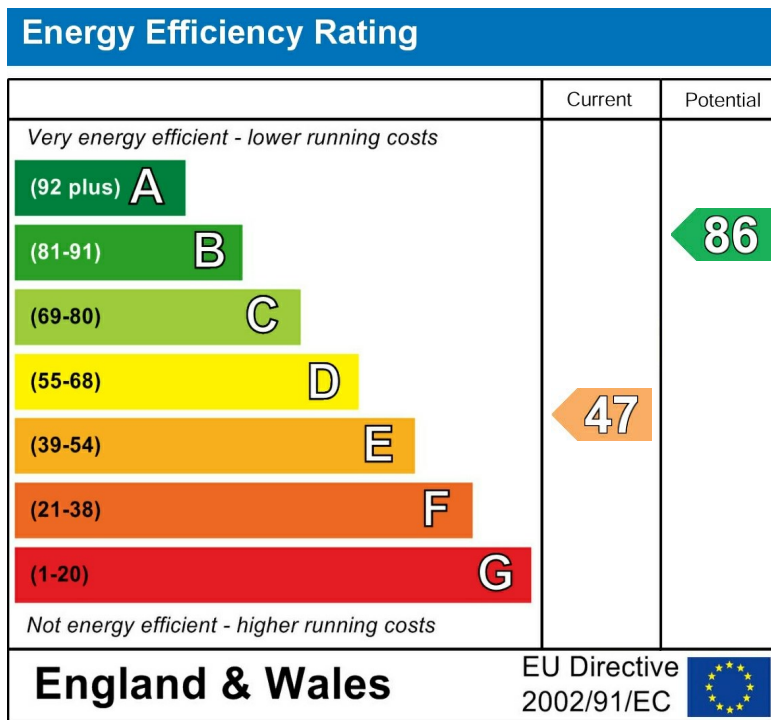
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. 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



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.