



14 Oak Crescent, Ferryhill, DL17 0EL

£137,500

Viewing is essential for this three bedroomed semi-detached house on this most popular development.

The property has been well maintained by the present owner and offers; attractive fitted kitchen with integrated appliances, modern bathroom suite and is immaculately decorated throughout. Perfect for first time buyers this lovely home is not to be missed.

Ground Floor

Entrance Hall

Has composite entrance door leading to spacious hallway.

Cloakroom



Has white suite comprising; integrated WC, hand wash basin, part tiled walls, central heating radiator and spotlights.

Kitchen / Dining Area 8'6 x 7'5 (2.59m x 2.26m)



Has a contemporary high gloss fitted wall and base units, laminate work surfaces, inset sink unit with half bowl and mixer tap, integrated; electric oven, gas hob, dishwasher, automatic washing machine, microwave and fridge freezer, stainless steel extractor hood, central heating radiator, spotlights, spindle staircase to the first floor.

Lounge 17'8 x 16'11 (5.38m x 5.16m)



Has central heating radiator, spotlights and UPVC French doors leading onto the rear garden.

First Floor Landing

Bedroom 1 10'7 x 9'2 (3.23m x 2.79m)



Has sliding door fitted wardrobes and central heating radiator.

Bedroom 2 11'2 x 9'1 (3.40m x 2.77m)



Has central heating radiator.

Bedroom 3 8'2 x 7'2 (2.49m x 2.18m)



Has Central heating radiator.

Bathroom WC



Has modern white suite comprising; double shower cubicle with mains shower, hand wash basin, WC, tiled walls and chrome heated towel radiator.

Solar Panels

There are solar panels to the roof of the property that are owned outright by the present owner and will be transferred to the buyer on completion of a sale.

Exterior



Has block paved driveway and lawned front garden and to the rear is a lawned garden and patio area.

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	89	91
(69-80) C		
(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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