

Peter Clark

Property Services Ltd.



19 Hackworth Street, Ferryhill, DL17 8NQ

£42,000

A two bedroomed mid-terraced house in this most convenient location within walking distance of the town centre. The property is in good order and boasts; gas central heating, double glazing, modern fitted kitchen and white bathroom suite. This property is strictly limited to purchasers who intend to reside in the property as their main home as per the restrictive covenant.

Ground Floor

Entrance Hall

Has composite entrance door, central heating radiator and staircase access to the first floor.

Lounge 12'7 x 11'10 (3.84m x 3.61m)



Has feature fire surround inset with pebble bed electric fire and central heating radiator.

Kitchen / Dining Room 15'11 x 14'2 (4.85m x 4.32m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit, tiled splashbacks, wall mounted combination gas boiler, storage cupboard and central heating radiator.

Rear Lobby

Has central heating radiator, access to rear storage area and composite entrance door leading onto the rear courtyard.

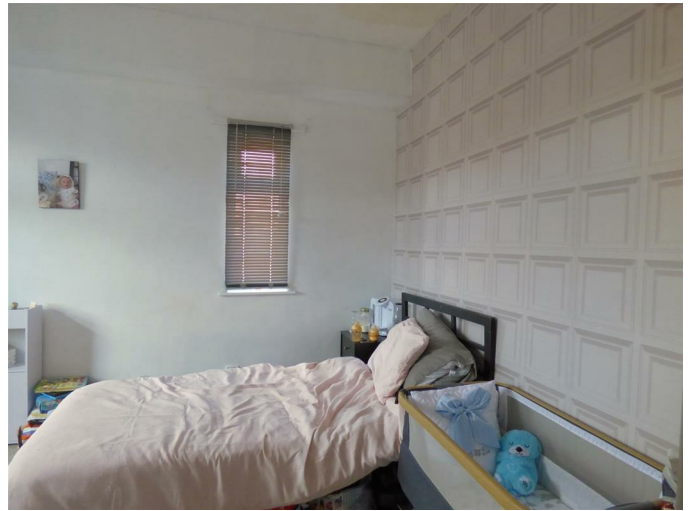
First Floor

Bedroom 1 16'2 x 11'8 (4.93m x 3.56m)



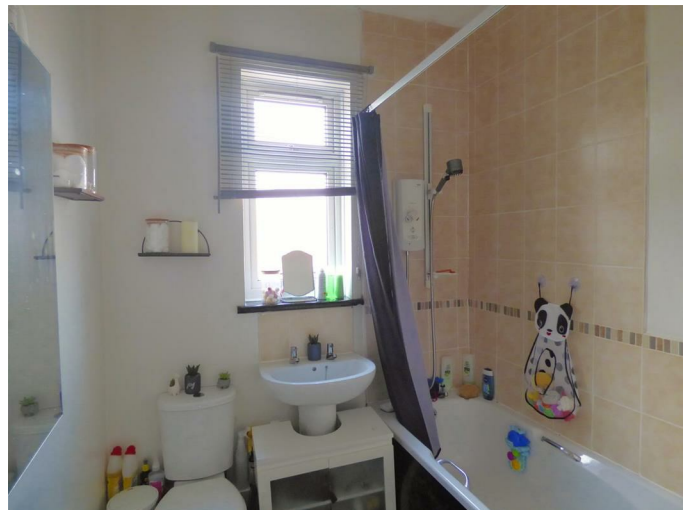
Has central heating radiator.

Bedroom 2 13'11 x 9'1 (4.24m x 2.77m)



HA central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath with electric shower over, hand wash basin, WC, central heating radiator, tiled splash backs and storage cupboard.

Exterior

Has rear courtyard with double access gates providing off road parking.

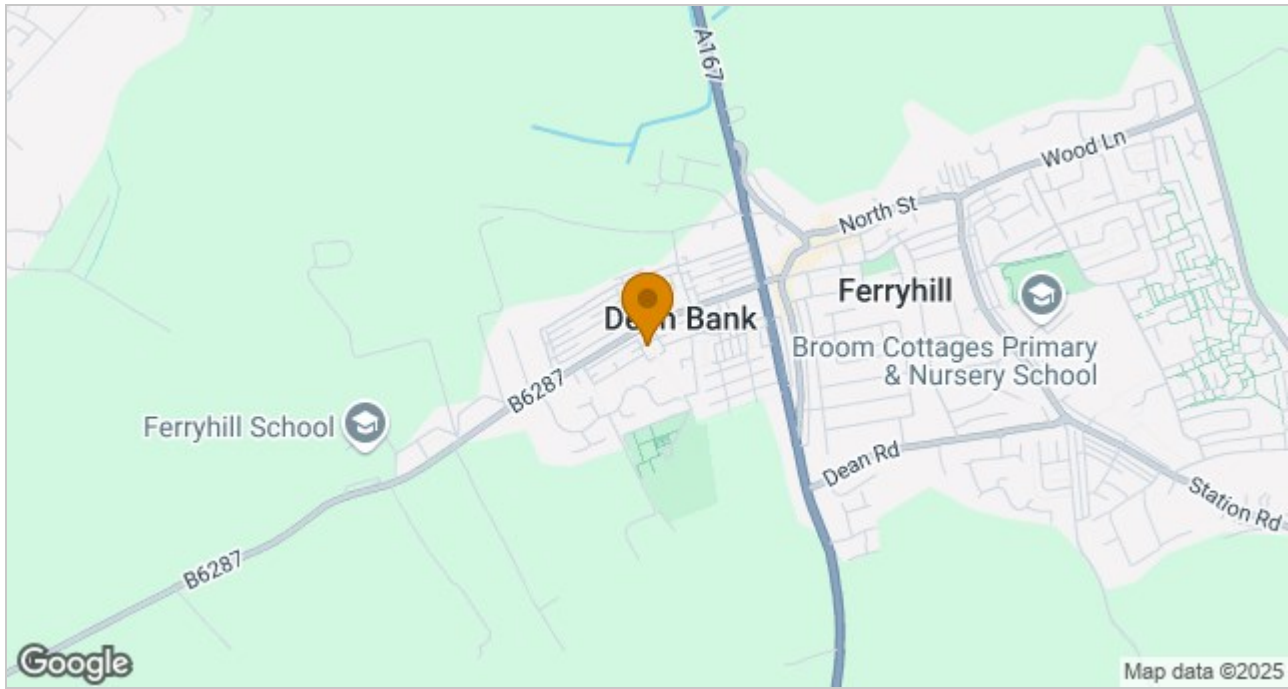
Restrictive Covenant

This property is strictly limited to purchasers who intend to reside in the property as their main home as per the restrictive covenant.

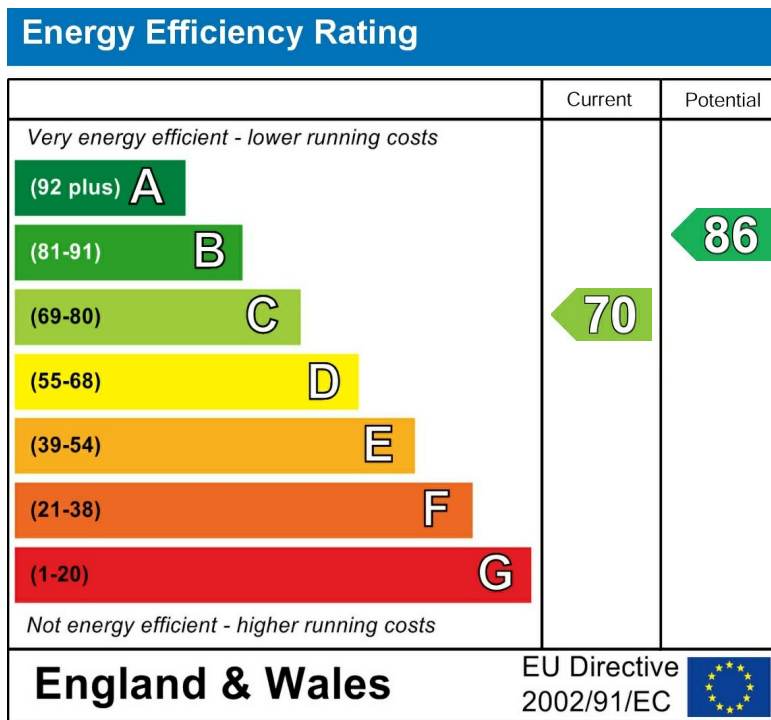
Disclaimer

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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