

Peter Clark

Property Services Ltd.



37 Dean Park, Ferryhill, DL17 8HP

£159,950

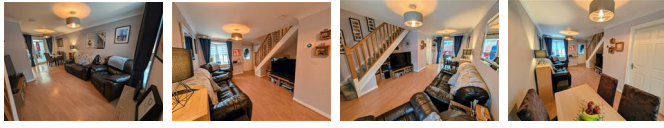
Viewing is essential for this three bedroomed detached home on this most sought after development. This spacious family home offers; gas central heating, double glazing, ample living space, attractive kitchen, en suite to the master and private garden to the rear. Must be viewed internally to appreciate this fantastic family home. The vendor has recently purchased the leasehold this will now change and the property will be sold a freehold.

Ground Floor

Entrance Hall

Has UPVC entrance door and laminate flooring.

Lounge 19'9 x 12'0 (6.02m x 3.66m)



Has laminate flooring, central heating radiator, coved ceiling, UPVC French doors leading onto the conservatory and spindle staircase leading to the first floor.

Sitting Room / Cinema Room 15'11 x 8'3 (4.85m x 2.51m)



Has central heating radiator, ceiling spotlights and fitted electric projector screen and projector.

Conservatory 12'7 x 8'9 (3.84m x 2.67m)



Has laminate flooring and UPVC French doors leading onto the rear garden.

Kitchen 8'2 x 6'11 (2.49m x 2.11m)



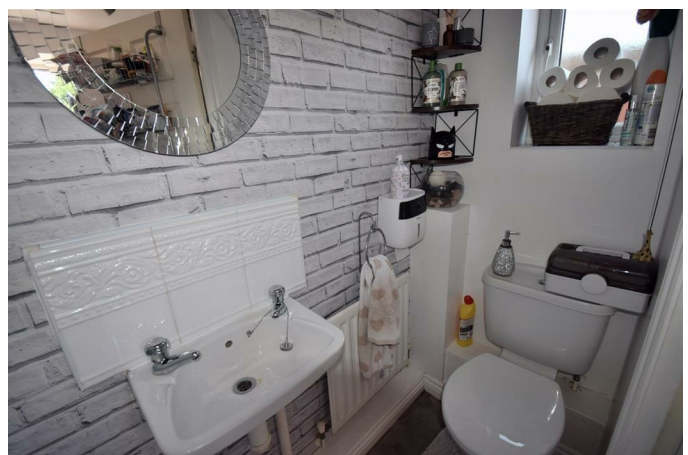
Has a high gloss range of fitted wall and base units, laminate work surfaces, composite sink unit with mixer tap, built under electric oven, gas hob and stainless steel extractor hood.

Utility 5'4 x 5'1 (1.63m x 1.55m)



Has larger unit, laminate work surfaces, plumbing for automatic washing machine and tumble dryer, wall mounted combination gas boiler and composite entrance door leading onto the rear garden.

Cloakroom



Has white suite comprising; WC, hand wash basin, tiled splash back and central heating radiator.

First Floor

Landing

Has loft access.

Bedroom 1 11'4 x 8'8 (3.45m x 2.64m)



Has central heating radiator, fitted wardrobe cupboard and en suite.

En Suite



Has white suite comprising; shower cubicle with electric shower, hand wash basin, WC, tiled splash backs and central heating radiator.

Bedroom 2 10'6 x 8'1 (3.20m x 2.46m)



Has central heating radiator.

Bedroom 3 11'5 x 8'6 (3.48m x 2.59m)



Has central heating radiator.

Bathroom WC



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

Exterior



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

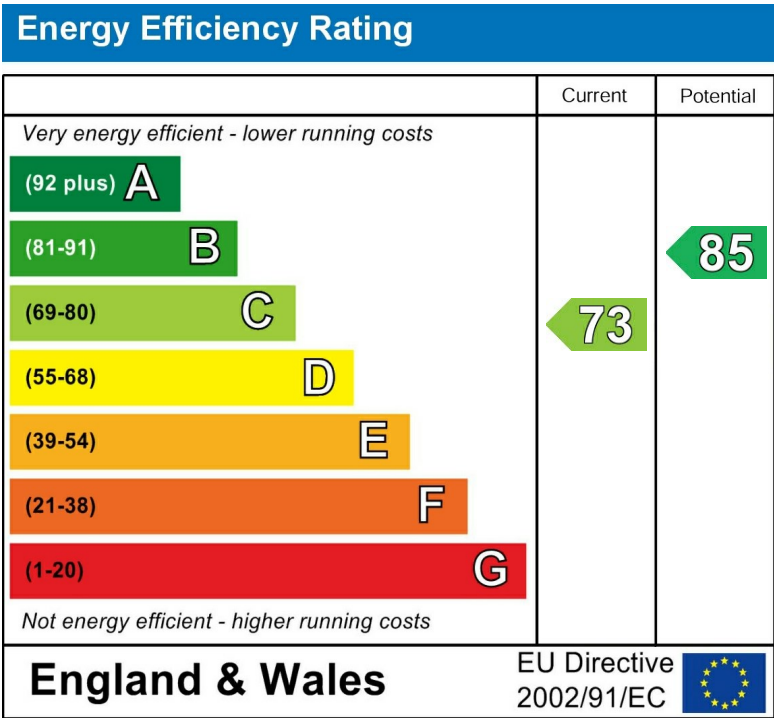
Disclaimer

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 firms employment has the authority to make or give any representation or warranty in respect of the property.