



**7 The Green, Ferryhill, DL17 9BE**

**£174,950**

We are pleased to offer to the market this extended four bedroom semi-detached family home in this most pleasant location in the sought after village of Bishop Middleham. The property has been maintained to a very good standard by the present owners and benefits from; gas central heating, double glazing, Beautiful fitted kitchen with integrated appliances, utility, two bathrooms, fitted wardrobes to master bedroom and gardens to both front and rear with off road parking. altogether a lovely home which should be viewed internally.



## Ground Floor

### Entrance Hall

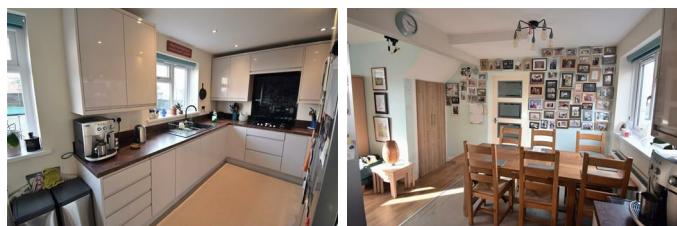
Has composite entrance door.

### Lounge 18'0 x 12'0 (5.49m x 3.66m)



Has gas log stove effect fire with tiled fireplace and oak mantle, central heating radiator, laminate flooring and UPVC French doors opening onto the front garden.

### Kitchen / Dining Room 8'2 x 18'0 (2.49m x 5.49m)



Has a superb range of fitted high gloss wall and base units, laminate work surfaces and upstands, inset composite sink unit with mixer tap, built in electric double oven with gas 5 burner hob, integrated microwave and dishwasher, ceiling spotlights, central heating radiator and under stairs storage cupboard.

### Utility 8'0 x 10'0 (2.44m x 3.05m)

Has plumbing for automatic washing machine and tumble dryer and UPVC entrance door leading onto the rear garden.

### Sitting Room 10'6 x 12'2 (3.20m x 3.71m)



Has central heating radiator.

### Bathroom WC



Has white suite comprising; shower cubicle with electric shower WC, hand wash basin tiled floor and walls. Heated towel radiator.

### First Floor Landing

Has access to boarded loft.

### Bedroom 1 10'7 x 12'6 (3.23m x 3.81m )



Has fitted wardrobes and central heating radiator.



**Bedroom 2 10'0 x 9'9 (3.05m x 2.97m)**



Has central heating radiator.

**Bedroom 3 10'8 x 7'11 (3.25m x 2.41m)**



Has central heating radiator.

**Bedroom 4 8'5 x 10'8 (2.57m x 3.25m)**



Has central heating radiator.

**Bathroom WC**



Has white suite comprising: 'P' shaped bath with electric shower over and glass shower screen, WC, hand wash basin, tiled floor. part tiled walls and central heating radiator.

**Exterior**



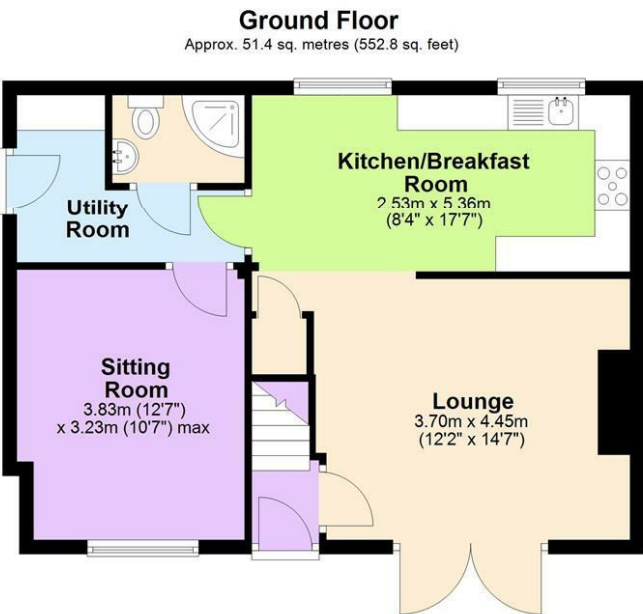
Has private lawned front garden and rear patio with double access gates leading to hard stand area for off road parking.

**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

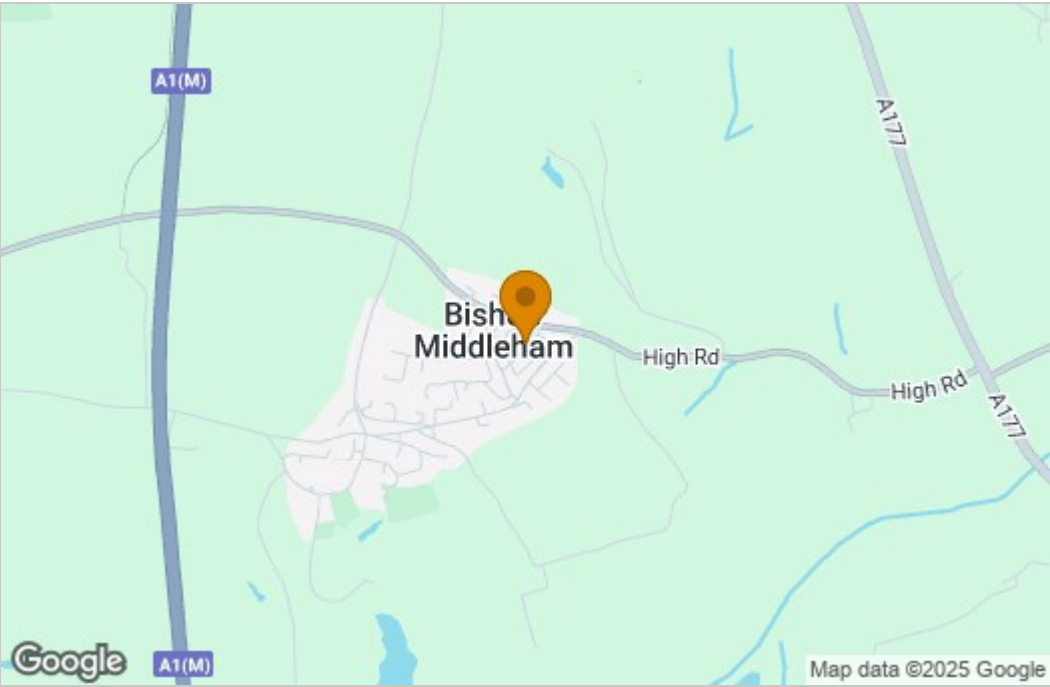
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CONTRACT.

Floor Plan

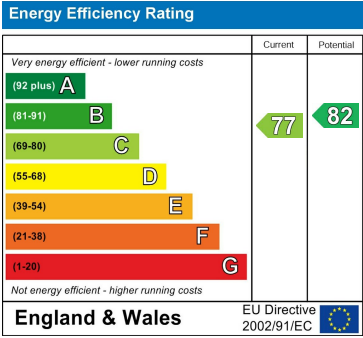


Total area: approx. 101.3 sq. metres (1090.3 sq. feet)  
**7 The Green, Bishop Middleham**

Area Map



Energy Efficiency Graph



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