



7 Parsons Court, Ferryhill, DL17 8TL

£220,000

We are pleased to offer to the market this extended three bedroom detached bungalow on this most sought after development in Ferryhill. The property benefits from double glazing, central heating supplied by electric heat source pump, solar panels, modern high gloss fitted kitchen with built in oven, hob and extractor canopy, modern white bathroom suite with double shower cubicle, extensive drive way offering ample off road parking, garage and gardens to both front and rear. Available with no onward chain we would recommend an early inspection.

Ground Floor

Entrance Hall

Has UPVC entrance door, central heating radiator, storage cupboard and laminate flooring.

Lounge 15'11 x 17'11 (4.85m x 5.46m)



Has 2 x central heating radiators, coved ceiling, wood flooring, wall lights and French doors leading to the dining room.

Dining Room 12'2 x 8'6 (3.71m x 2.59m)



Has wood flooring, coved ceiling, central heating radiator and patio doors leading out onto rear garden.

Kitchen 9'8 x 12'1 (2.95m x 3.68m)



Has bow window, a range of fitted high gloss wall and base units, laminate work surfaces, composite sink unit with mixer tap, built under electric oven, ceramic hob, stainless steel extractor canopy, tiled walls, coved ceiling, laminate flooring and UPVC entrance door leading outside.

Office / Bedroom 3 8'10 x 17'0 (2.69m x 5.18m)



Has wood flooring, coved ceiling, central heating radiator, access to garage and UPVC entrance door leading to the rear garden.

Bedroom 1 11'1 x 10'3 (3.38m x 3.12m)



Has central heating radiator and sliding door fitted wardrobes.

Bedroom 2 6'10 x 11'1 (2.08m x 3.38m)



Has central heating radiator and access to attic.

Bathroom WC



Has white suite comprising: double shower cubicle with mixer shower, hand wash basin, WC tiled walls, tiled floor, central heating towel radiator and storage cupboard housing electric heat pump for the central heating..

Exterior



Has block paved driveway offering ample off road parking, car port with electric car point, single garage and garden laid to lawn. To the rear of the property is a paved patio area and garden laid to lawn with mature borders.

Solar Panels

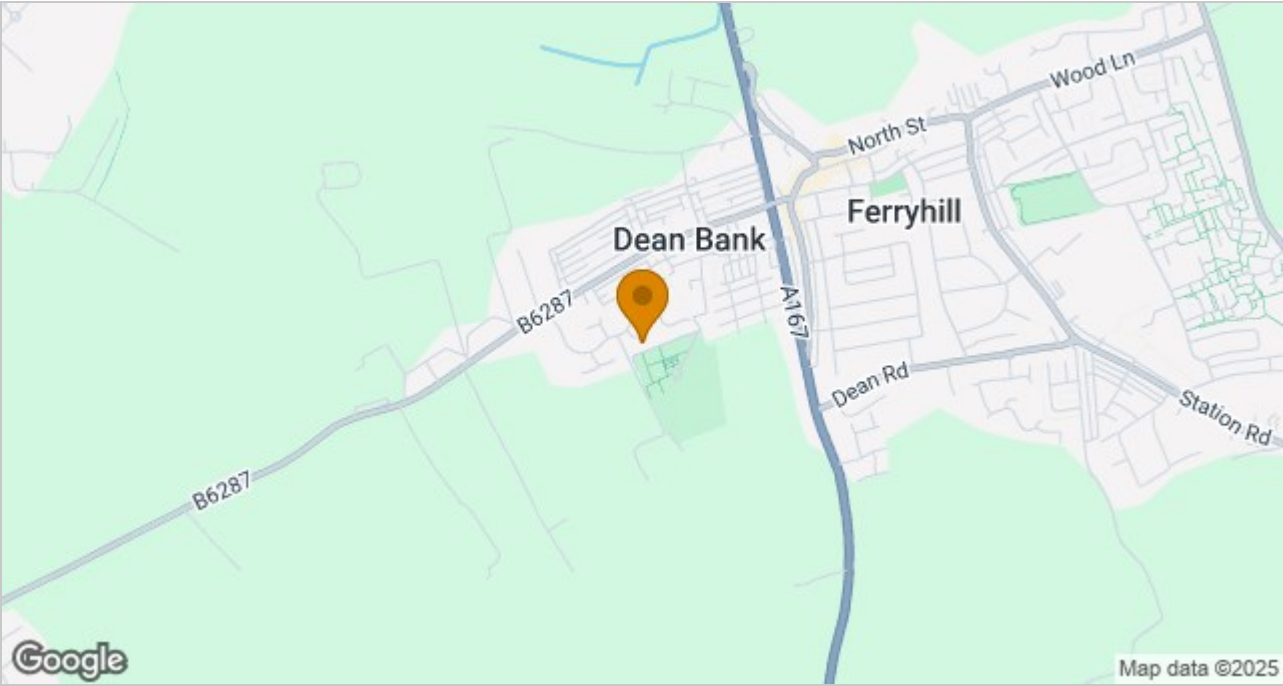
The solar panels are owned outright by the present owner and will be transferred to the purchaser on completion of a sale.

Disclaimer

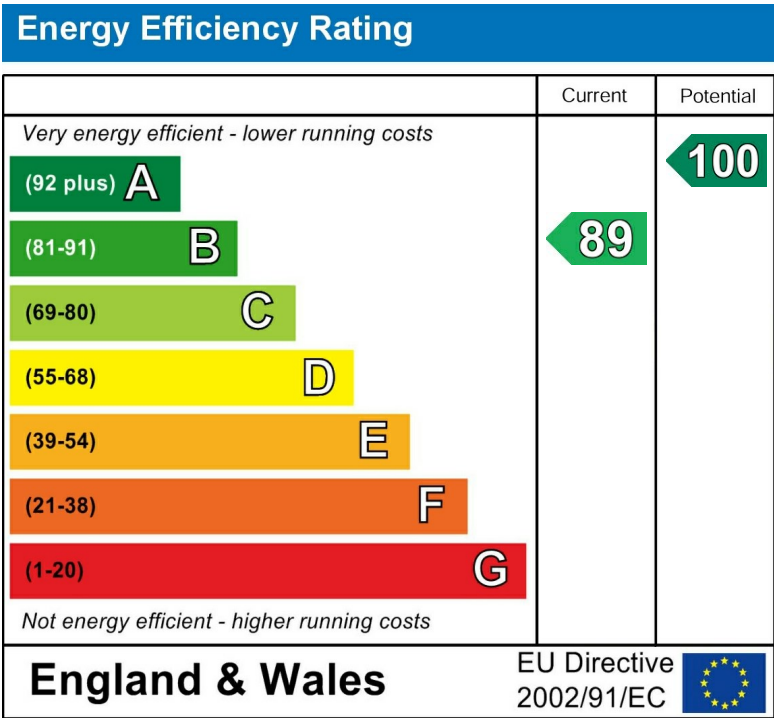
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES.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

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Area Map



Energy Efficiency Graph



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