



**17 Rutherford Terrace, Ferryhill, DL17 8AW**

**£67,950**

A two bedroom mid-terraced house available with no onward chain. This spacious home has gas central heating and double glazing, a lounge with bay window, separate dining room, a fitted kitchen with built in appliances, downstairs WC, two good bedrooms and a wet room/ WC. To the rear is a patio area with large garage / workshop rear courtyard and forecourt garden. This is particularly pleasant area with easy access to shops and primary schools and will be of interest to first time buyers. Early viewing is well recommended.

## Ground Floor

### Entrance Hall

Has UPVC entrance door and central heating radiator.

### Lounge 11'4 x 9'11 (3.45m x 3.02m)



Has bay window and central heating radiator.

### Dining Room 11'10 x 11'11 (3.61m x 3.63m)



Has feature fireplace with gas fire.

### Kitchen 16'1 x 7'5 (4.90m x 2.26m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven and hob, plumbing for automatic washing machine. Upvc entrance door.

## Downstairs WC



Has WC.

## First Floor Landing

### Bedroom 1 15'0 9'11 (4.57m 3.02m)



Has central heating radiator.

### Bedroom 2 12'0 x 9'3 (3.66m x 2.82m)



Has central heating radiator.

## Wet Room /WC



Has suite comprising: WC, hand wash basin and mains mixer shower.

## Exterior



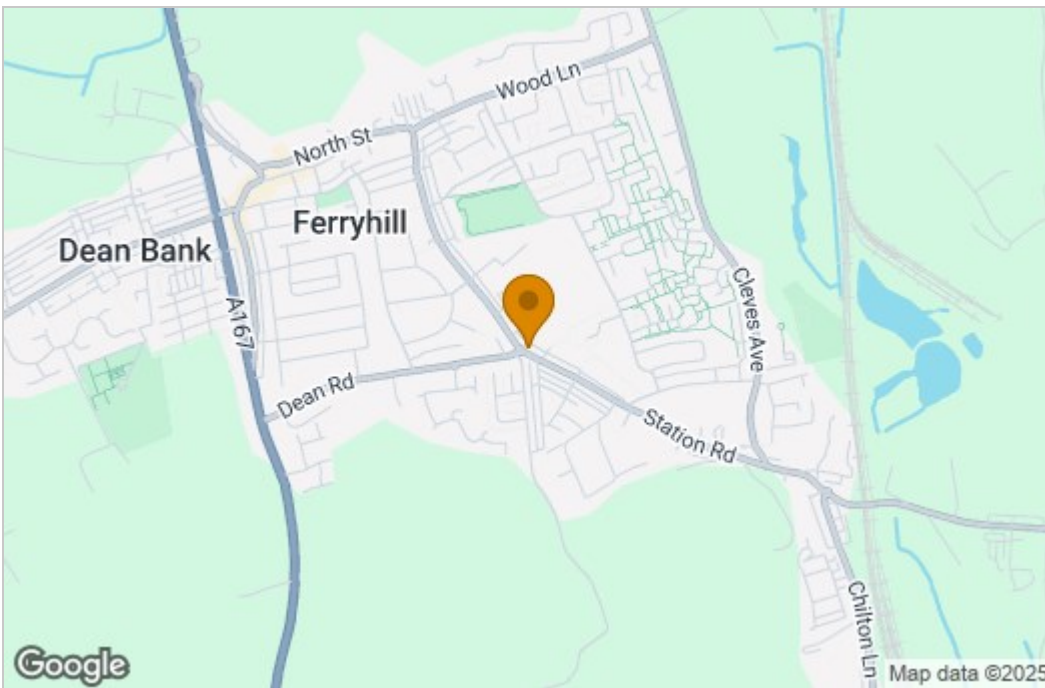
Has front forecourt, enclosed rear courtyard and garden across rear lane with patio and large garage/workshop.

# Floor Plan

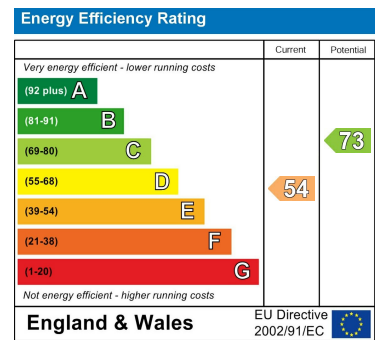


Total area: approx. 80.9 sq. metres (870.3 sq. feet)  
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# Area Map



# Energy Efficiency Graph



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