



**22 Beech Crescent, Ferryhill, DL17 8DQ**

**£84,950**

We are pleased to offer to the market this two bedroom semi-detached property in this most pleasant location in Ferryhill close to local schools and shops and is within walking distance of the Town Centre.

The property has been well maintained by the present owners and benefits from gas central heating, double glazing, fitted kitchen, white bathroom suite and gardens to both front and rear. Would appeal to both the first time buyer and investor market.

## Ground Floor

### Entrance Hall

Has UPVC entrance door, central heating radiator and staircase leading to the first floor.

### Lounge 15'1 x 12'1 (4.60m x 3.68m)



Has feature fire surround with living flame gas fire, central heating radiator, coved ceiling and storage cupboard.

### Dining Room 7'11 x 7'3 (2.41m x 2.21m)



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

### Kitchen 10'1 x 7'3 (3.07m x 2.21m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, glass display units, ceramic tiled splash backs, plumbing for automatic washing machine, coved ceiling and UPVC entrance door leading outside.

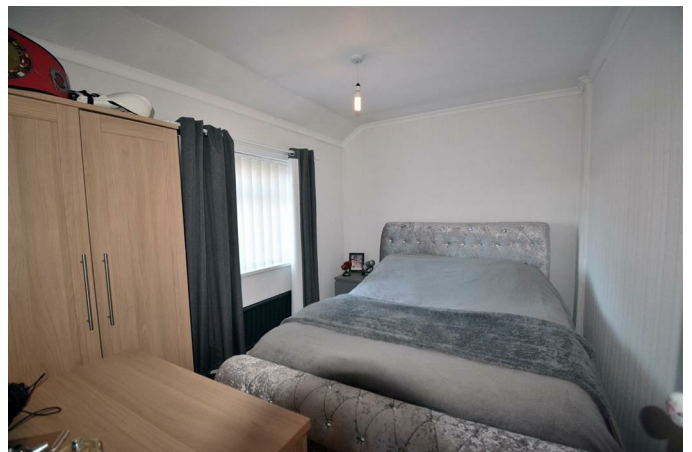
## First Floor

### Bedroom 1 16'0 x 11'3 (4.88m x 3.43m)



Has storage cupboard, combination gas boiler and central heating radiator.

### Bedroom 2 11'9 x 8'7 (3.58m x 2.62m)



Has central heating radiator.

## Bathroom WC



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

## Exterior

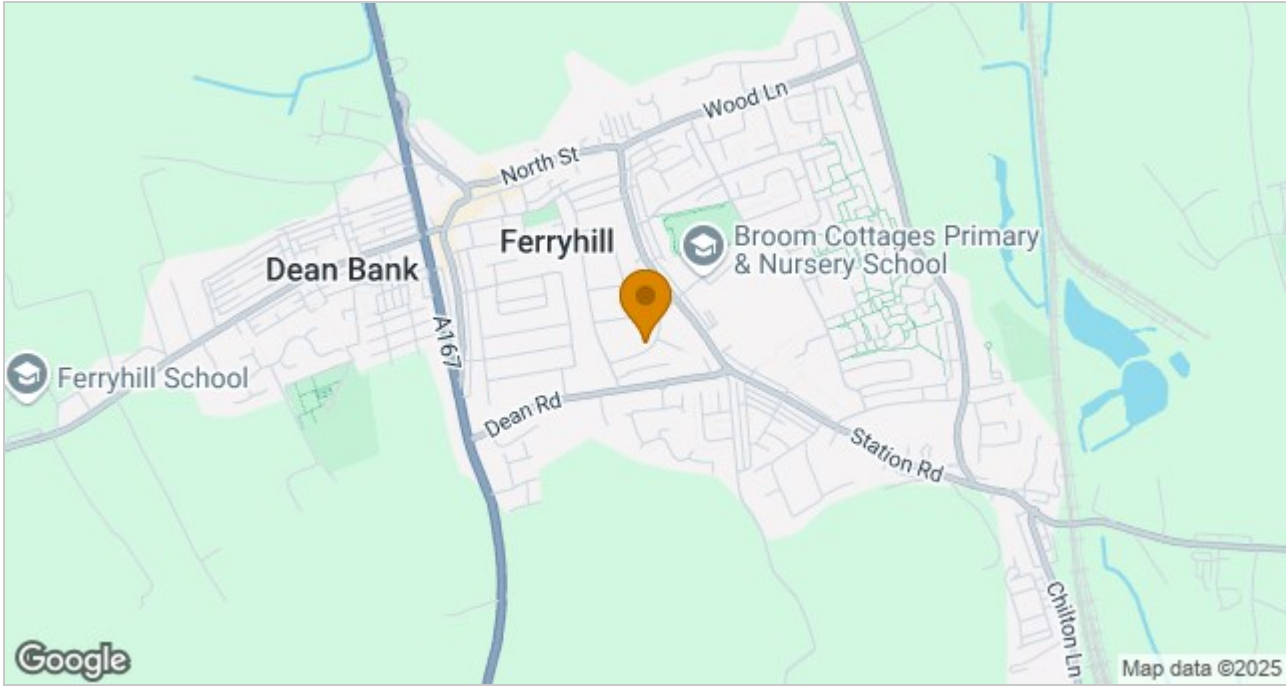


To the front is double access gates leading to block paved driveway with parking for up to two vehicles and to the rear is a garden laid to lawn.

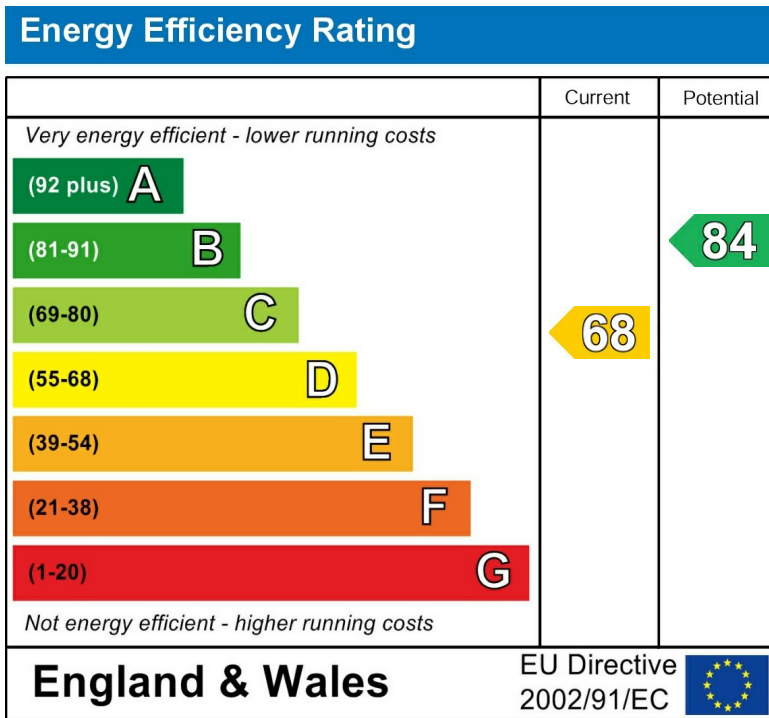
## Disclaimer

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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