



34 Albert Street, Ferryhill, DL17 0QA

£57,950

A two bedroom end of terrace property in Chilton, close to local schools and shops. The property benefits from gas central heating, double glazing, modern fitted kitchen, white family bathroom suite and enclosed rear courtyard. Priced to sell and would appeal to both the investor and first time buyer market.

Ground Floor

Entrance Hall

Has UPVC entrance door and staircase leading to the first floor.

Lounge 12'4 x 14'4 (3.76m x 4.37m)



Has central heating radiator, coved ceiling and ceiling spotlights.

Kitchen 15'8 x 9'6 (4.78m x 2.90m)



Has a range of fitted high gloss wall and base units, laminate work surfaces, composite sink unit with mixer tap, built under electric oven with ceramic hob, extractor canopy, ceramic tiled splashbacks, laminate flooring, central heating radiator, storage cupboard UPVC entrance door and coved ceiling.

First Floor

Has loft access that is boarded for storage.

Bedroom 1 15'11 x 14'3 (maximum measurements) (4.85m x 4.34m (maximum measurements))



Has central heating radiator.

Bedroom 2 9'5 x 9'0 (2.87m x 2.74m)



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

Bathroom WC

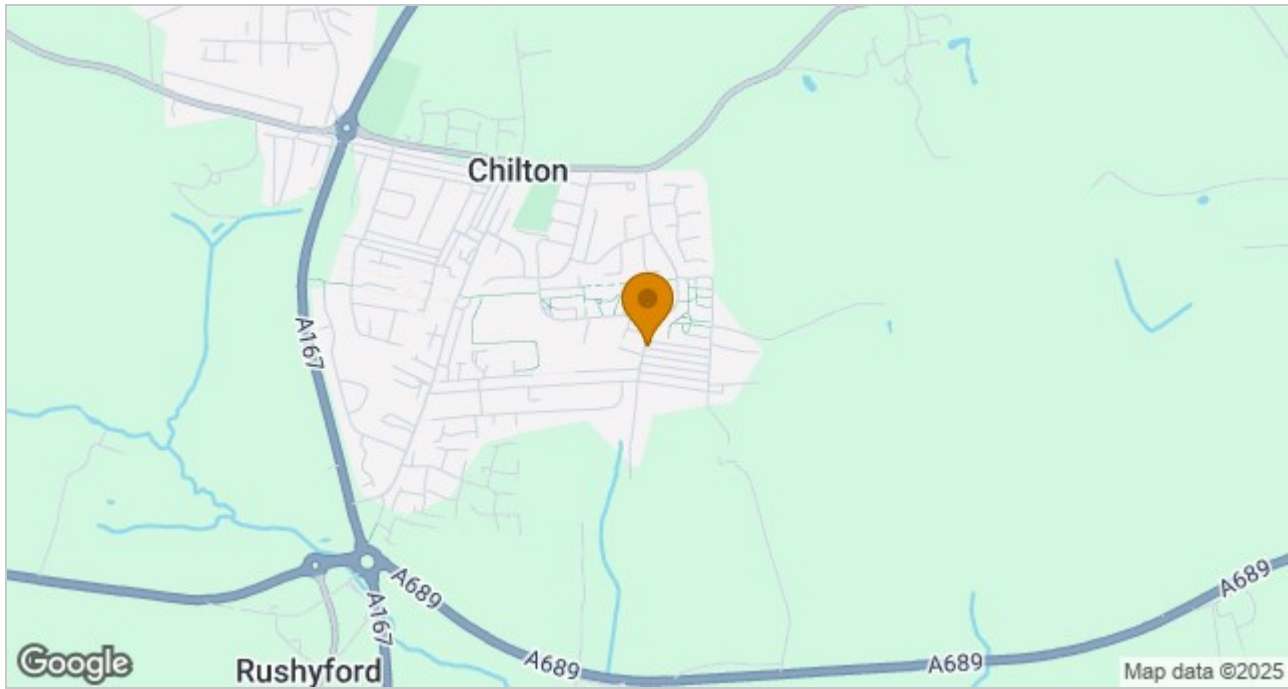


Has white suite comprising: double end bath, hand wash basin, WC central heating towel radiator and tiled walls.

Exterior


Has enclosed rear courtyard.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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