



19 Richmond Close, Ferryhill, DL17 8DF

£86,000

We are pleased to offer to the market this three bedroom mid-link family home in Ferryhill, close to local schools and shops and a short distance from the Town Centre. The property has been very well maintained by the present owner and benefits from gas central heating, double glazing, attractive fitted kitchen, modern white bathroom suite and gardens to both front and rear. Ideal for first time buyers we would recommend an early inspection.

Ground Floor

Entrance Hall

Has UPVC entrance door to front and rear, storage cupboard and staircase leading to the first floor.

Downstairs Cloakroom

Has white suite comprising: WC, hand wash basin and central heating towel radiator.

Lounge 13'4" x 11'9" (4.06 x 3.58)

Has feature fire surround with gas fire, central heating radiator and coved ceiling.

Kitchen

Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, part tiled walls, plumbing for automatic washing machine and central heating radiator.

First Floor Landing

Has access to loft.

Bathroom

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

Bathroom.

Bedroom 1 11'8" x 10'10" (3.56 x 3.30)

Has coved ceiling and central heating radiator.

Bedroom 2 12'6" x 10'10" (3.81 x 3.30)

Has coved ceiling and central heating radiator.

Bedroom 3 8'6" x 8'9" (2.59 x 2.67)

Has coved ceiling and central heating radiator.

Exterior

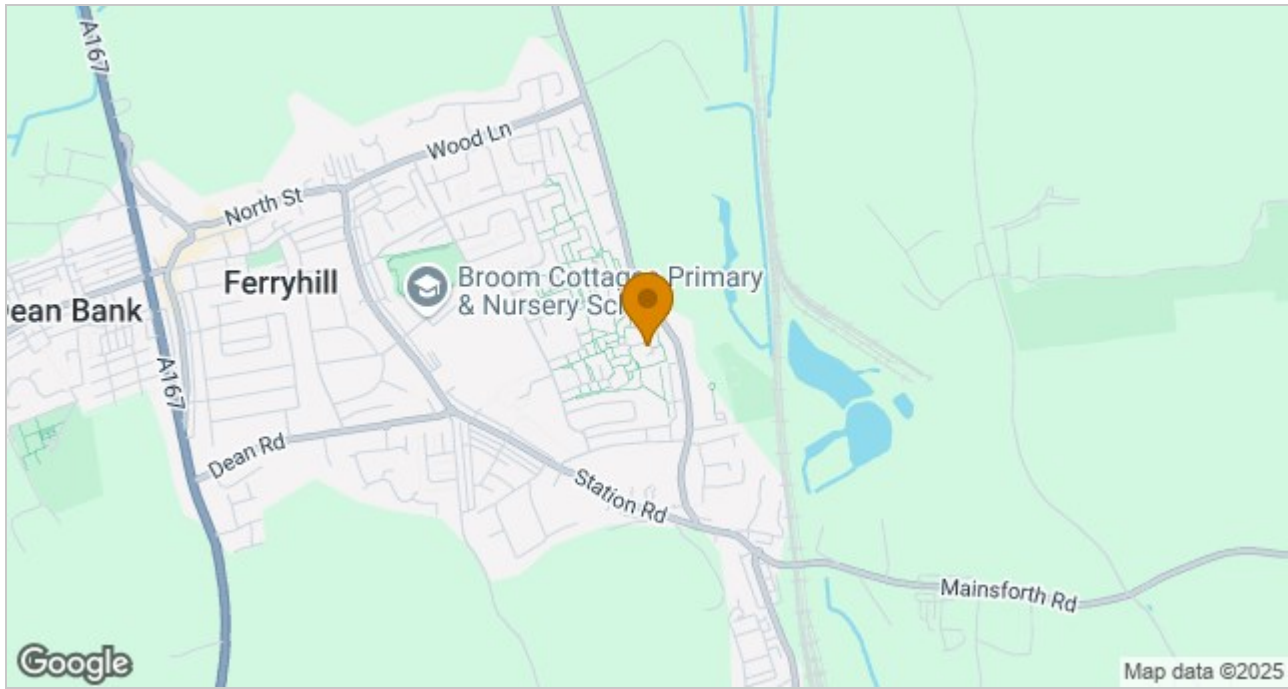
Front garden is laid to lawn with open views. To the rear is an enclosed garden.

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


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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

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

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