



**6 Walworth Road, Ferryhill, DL17 8QD**

**£154,950**

We are pleased to offer to the market this two bedroom semi-detached bungalow in this most sought after area in Ferryhill. The property has been well maintained by the present owners and benefits from gas central heating, double glazing, fitted kitchen, shower room gardens to both front and rear, extensive driveway offering off road parking and single garage.



## Ground Floor

### Entrance Hall

Has UPVC entrance door.

### Lounge 15'8 x 12'2 (4.78m x 3.71m)



Has coved ceiling, laminate flooring, central heating radiator and feature fire surround with living flame electric fire.

### Kitchen 10'8 x 7'1 (3.25m x 2.16m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with taps, tiled splashbacks, laminate flooring, plumbing for automatic washing machine, laminate flooring, central heating radiator, coved ceiling and UPVC entrance door leading outside.

### Inner Hallway

Has loft access.

### Bedroom 1 13'1 x 8'9 (3.99m x 2.67m)



Has coved ceiling and central heating radiator.

### Bedroom 2 10'4 x 8'8 (3.15m x 2.64m)



Has coved ceiling, fitted overbed wardrobes and central heating radiator.

### Shower Room



Has white suite comprising: WC, hand wash basin, double shower cubicle with mixer shower, part tiled walls and part UPVC cladding and central heating radiator.

### Exterior

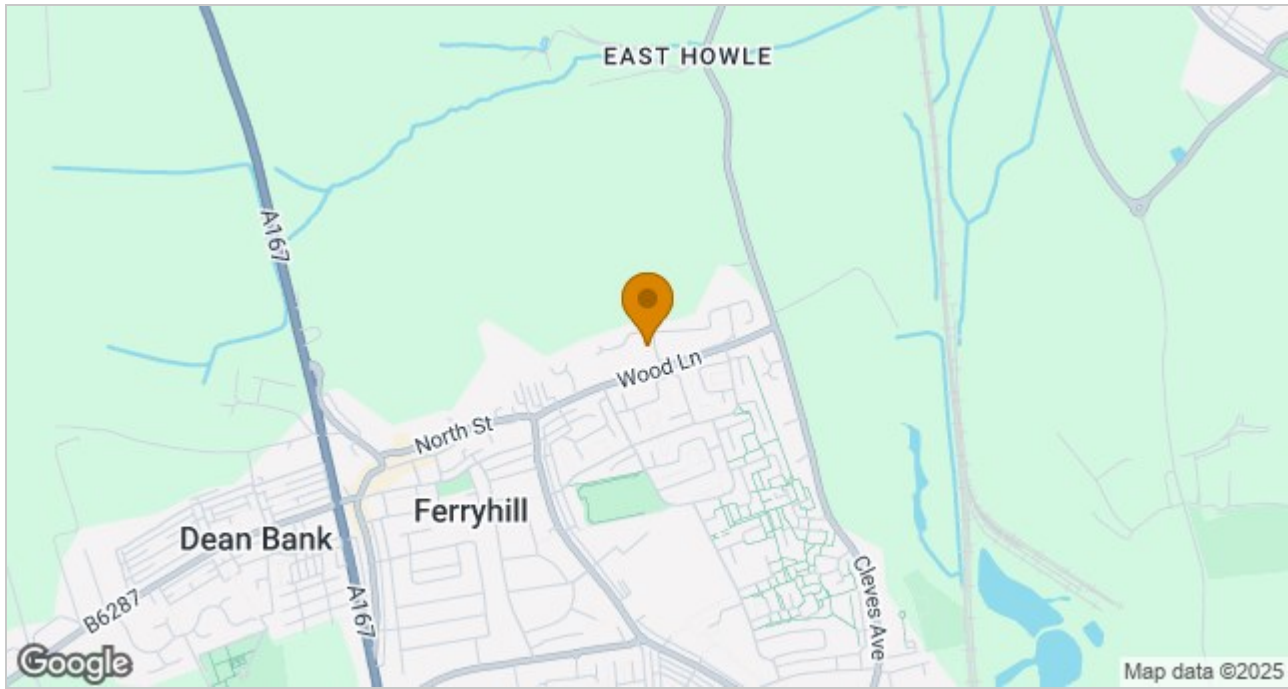


Has double access gated leading to front gravelled garden, and driveway to single garage, block paved rear patio area and gravel borders.

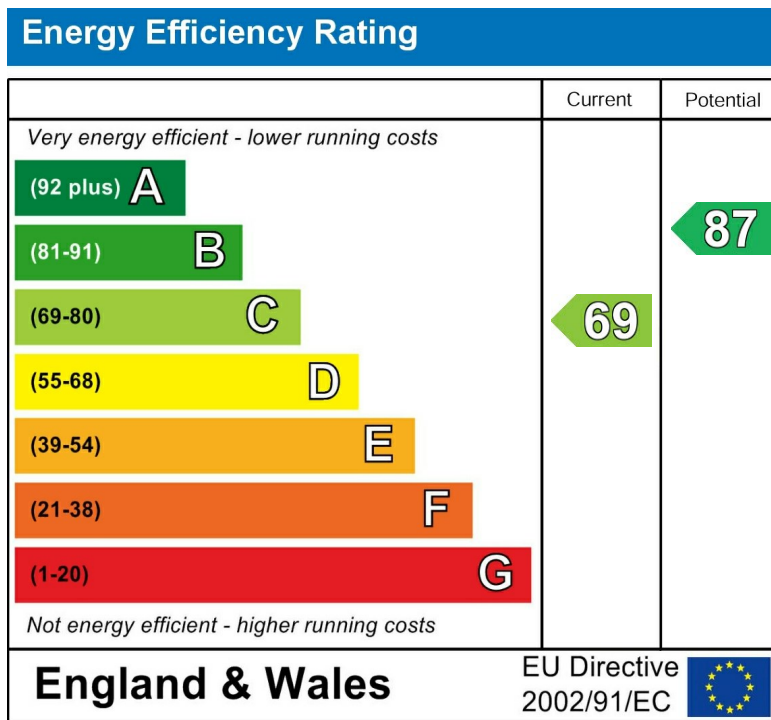
### Disclaimer

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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