



49 Darlington Road, Ferryhill, DL17 8JS

£44,950

We are pleased to offer to the market this two bedroom mid-terraced property in Ferryhill, close to local schools and shops. The property is in need of some updating and benefits from double glazing, electric heating, fitted kitchen, white family bathroom suite, enclosed rear courtyard. Would be of interest to the investor market. Priced to sell.

Ground Floor

Entrance Hall

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

Lounge 17'7 x 17'7 (5.36m x 5.36m)



Has bay window, coved ceiling, laminate flooring, louis style fireplace with electric fire.

Dining Room/Sitting Room 12'8 x 13'8 (3.86m x 4.17m)



Has tiled fireplace with electric fire and storage cupboard.

Kitchen 10'11 x 7'0 (3.33m x 2.13m)



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, tiled walls, wall mounted hot water tank and entrance door.

First Floor Landing

Has storage cupboard and access to loft.

Bedroom 1 14'2 x 16'8 (4.32m x 5.08m)



Has laminate flooring and 2x windows.

Bedroom 2 13'7 x 10'1 (4.14m x 3.07m)

Has laminate flooring.

Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC, shower cubicle with electric shower, storage cupboard and tiled walls.

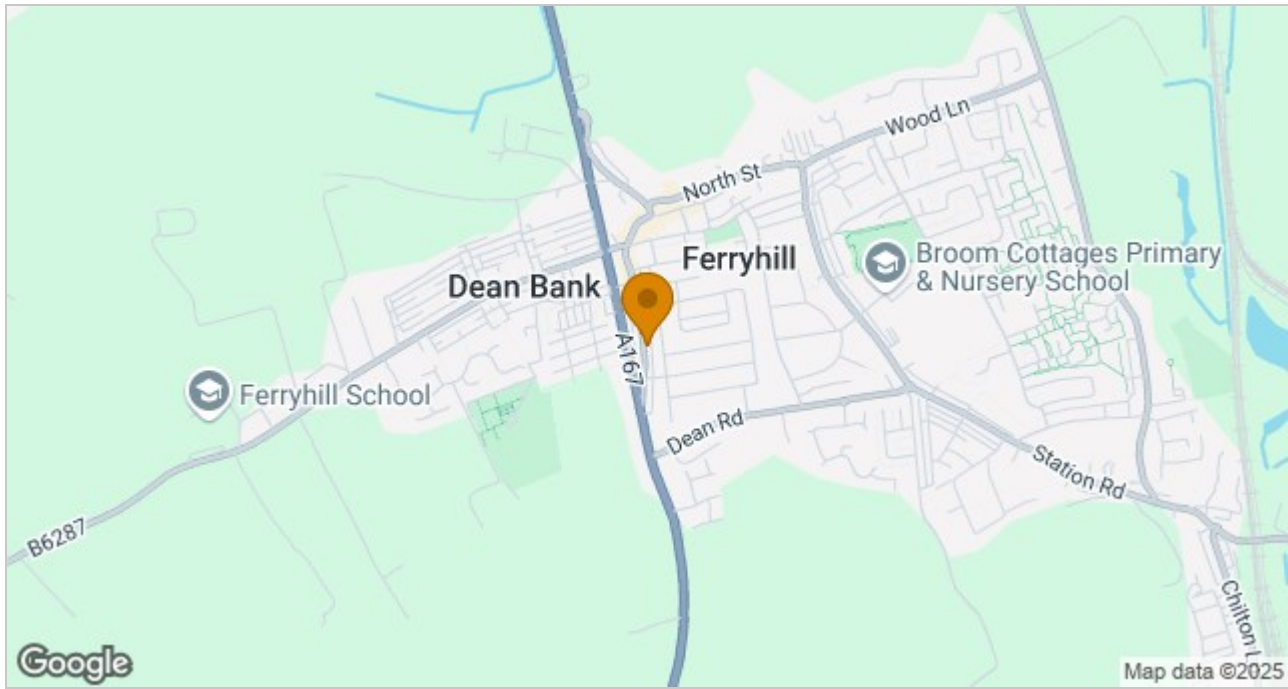
Exterior

Has enclosed rear courtyard.

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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