

Peter Clark

Property Services Ltd.



45 Witton Road, Ferryhill, DL17 8QE

£134,950

We are pleased to offer to the market this stunning three bedroom semi-detached family home in this most popular location in Ferryhill. The property has been immaculately kept by the present owners and benefits from gas central heating, double glazing, modern fitted kitchen, white family bathroom suite, off road parking and gardens to both front and rear. An early inspection is highly recommended to appreciate this beautiful property.

Ground Floor

Entrance Hall

Has UPVC entrance door and laminate flooring.

Lounge 16'6 x 13'0 (5.03m x 3.96m)



Has built in media wall with panoramic fireplace, coved ceiling, bow window, wooden flooring, central heating radiator and open staircase leading to the first floor.

Dining Room 10'10 x 8'10 (3.30m x 2.69m)



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

Kitchen 10'1 x 7'8 (3.07m x 2.34m)



Has a range of fitted wall and base units, tiled splash backs, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven, ceramic hob, plumbing for automatic washing machine.

First Floor Landing

Has access to loft and ceiling spotlights.

Bathroom



Has white suite comprising: panel bath with mixer shower over, glass shower screen and vanity unit with hand wash basin and WC, tiled walls, tiled floor and central heating towel radiator.

Bedroom 2 10'8 x 9'11 (3.25m x 3.02m)



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

Bedroom 1 13'4 x 9'11 (4.06m x 3.02m)



Has central heating radiator.

Bedroom 3 10'3 x 6'6 (3.12m x 1.98m)



Has laminate flooring, central heating radiator and storage cupboard

Exterior

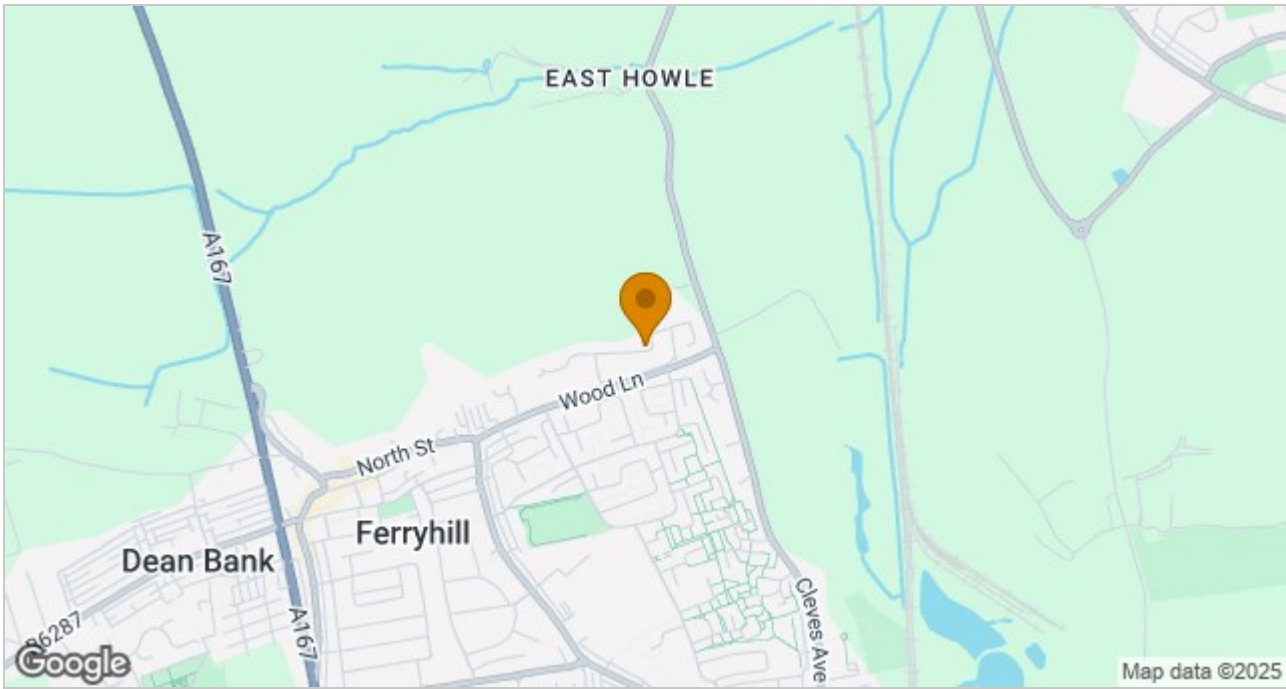


Has front garden laid to lawn with driveway offering off road parking and to the rear is a patio area garden laid to lawn and summerhouse.

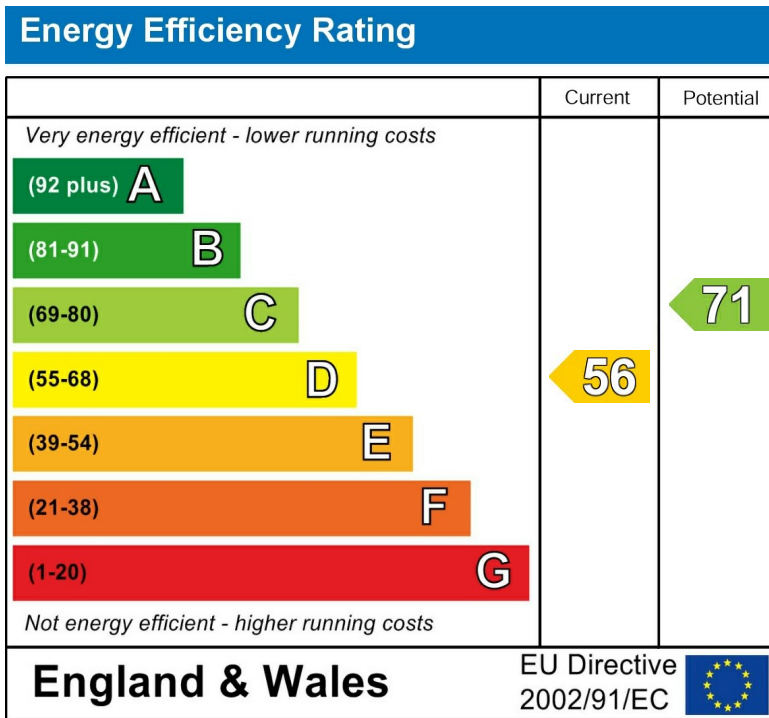
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Area Map



Energy Efficiency Graph



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