



14 Rookery Gardens, Ferryhill, DL17 0LR

£200,000

A much sought after three bedroom detached bungalow which occupies a most pleasant location on this popular development. This spacious property boasts; gas central heating, double glazing and briefly comprises; an entrance hall, lounge with feature fire surround, fitted kitchen / dinning room, Built in wardrobes to master bedroom and a pleasant conservatory to the rear. Outside are lawned gardens to the front and most pleasant private garden to the rear. Available with no upward chain we would recommend an early viewing.

Entrance Hall

Has UPVC entrance door.

Lounge 15'8 x 13'9 (4.78m x 4.19m)



Has stone fire surround inset with electric flame effect fire and central heating radiator.

Dining Room 14'2 x 10'9 (4.32m x 3.28m)



Has central heating radiator.

Kitchen 15' x 8'4 (4.57m x 2.54m)



Has good range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built under electric oven, hob, microwave and extractor canopy, wine rack, tiled walls, coved ceiling and UPVC entrance door leading onto the conservatory.

Conservatory 13'x7'10 (3.96mx2.39m)



Has French doors opening on to rear patio.

Bedroom 1 15'1x15'6 (4.60mx4.72m)



Has range of built in bedroom furniture and central heating radiator.

Bedroom 2 15'1x10'2 (4.60mx3.10m)



Currently used as a study with central heating radiator and French doors opening on to conservatory.

Bedroom 3



Has fitted sliding door wardrobes and central heating radiator.

Bathroom WC



Has modern white suite comprising; panelled bath with glass shower screen, integrated WC with wash basin in vanity unit and heated towel rail.

Exterior



Lawned front garden with block paved driveway leading to garage. Enclosed private rear garden well screened with mature trees and shrubs, lawn and patio area. There is a useful garden room fitted with mains power and light.

Disclaimer

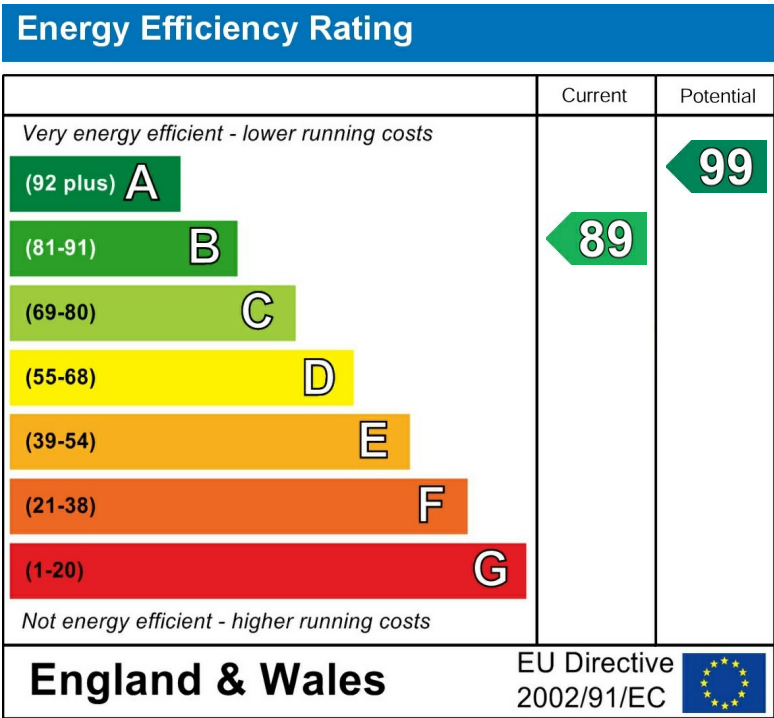
N.B. WE HAVE NOT TESTED ANY APPLIANCES

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.