

**70 Raby Road, Ferryhill, DL17 8EA**

**£104,950**

We are pleased to offer to the market this three bedroom semi-detached family home in this most popular area of Ferryhill close to local schools and shops. The property has been well maintained by the present owners and is newly decorated and carpeted and benefits from gas central heating, double glazing, pleasant lounge and dining room, attractive fitted kitchen with built in appliances, modern white family bathroom suite, rear porch with storage area and well kept lawned gardens to both front and rear. Ideally suited to first time buyers we would recommend an early inspection.

## Ground Floor

### Entrance Porch

Has UPVC entrance door.

### Hallway

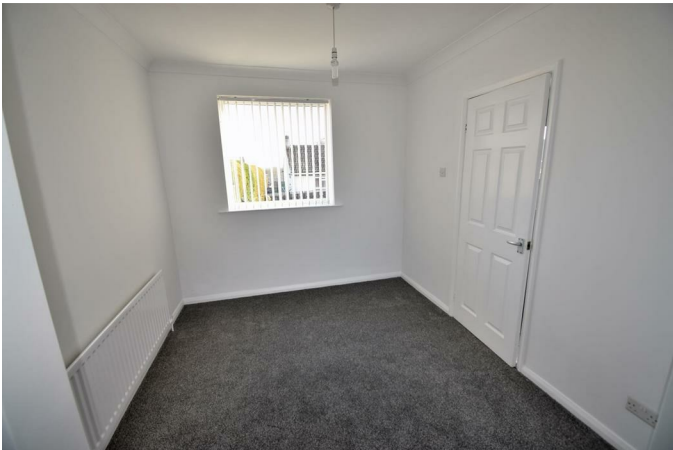
Has staircase leading to the first floor and central heating radiator.

### Lounge 12'7 x 12'4 (3.84m x 3.76m)



Has central heating radiator and coved ceiling.

### Dining Room 9'2 x 8'8 (2.79m x 2.64m)



Has central heating radiator and coved ceiling.

### Kitchen 9'8 x 9'2 (2.95m x 2.79m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven and hob and stainless steel and glass extractor canopy, part tiled walls, storage cupboard, laminate flooring, coved ceiling and UPVC entrance door leading out onto rear lobby.

## Rear Lobby

Has two UPVC entrance doors and utility area.

## First Floor Landing

Has storage cupboard.

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



Has central heating radiator and coved ceiling.

### Bedroom 2 10'9 x 8'7 (3.28m x 2.62m)



Has central heating radiator and coved ceiling.

### Bedroom 3 8'9 x 7'10 (2.67m x 2.39m)



Has central heating radiator, coved ceiling and storage cupboard.

## Bathroom WC



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

## Exterior

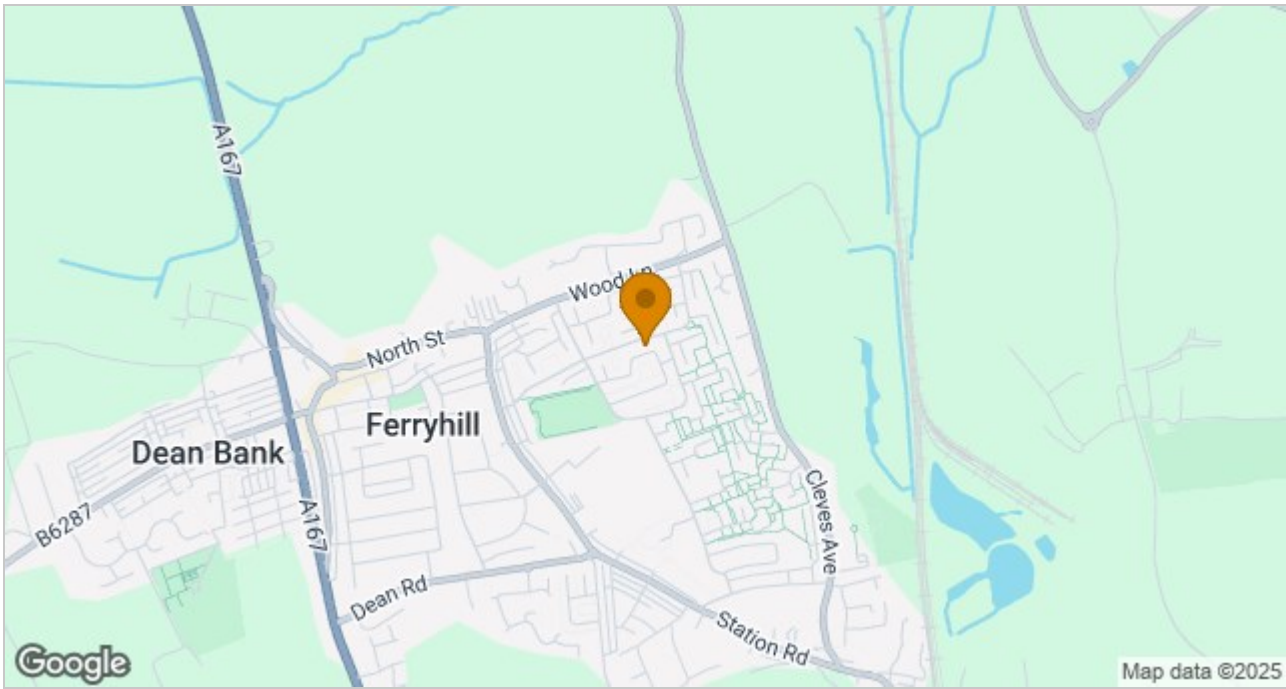


Has lawned front garden and enclosed rear garden laid to lawn.

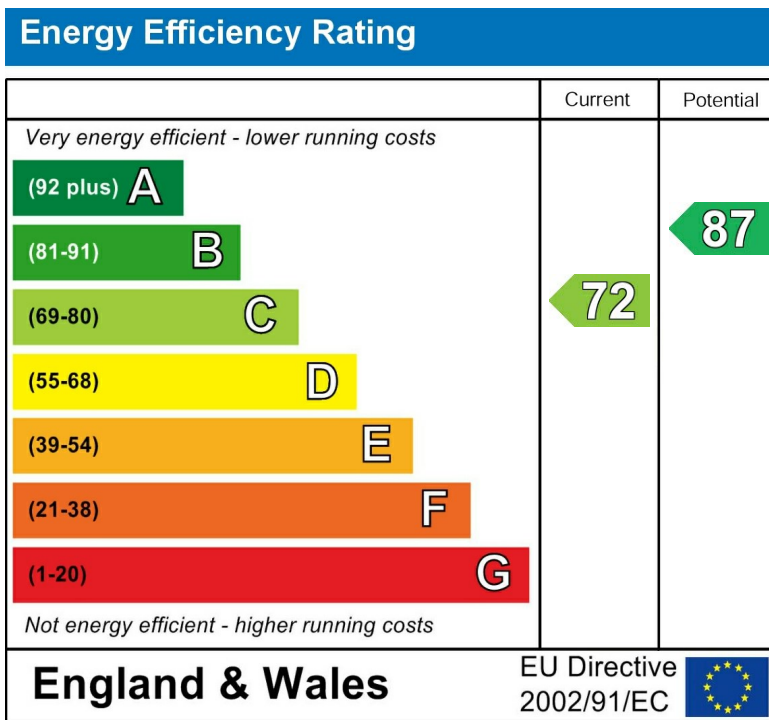
## Disclaimer

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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