



207 Raby Road, Ferryhill, DL17 8DY

£74,950

We are pleased to offer to the market this two bedroom semi-detached property in this most pleasant area of Ferryhill. The property is close to local schools and shops is within walking distance of the Town Centre and benefits from gas central heating, double glazing, fitted kitchen, coloured bathroom suite, gardens to both front and rear. Competitively priced, an early viewing is recommended.

Ground Floor

Entrance Hallway

Has UPVC entrance door, staircase leading to the first floor, under stairs storage and central heating radiator.

Lounge 9'3 x 20'3 (2.82m x 6.17m)



Has central heating radiator feature fire surround with tiled hearth and living flame gas fire.

Kitchen 9'0 x 7'4 (2.74m x 2.24m)



Has a range of fitted wall and base units with laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven with ceramic hob with stainless steel extractor canopy, part tiled walls, plumbing for automatic washing machine and UPVC entrance door.

Rear Lobby

Has access to two brick built sheds/storage rooms with power and lighting, wall mounted combination gas boiler and external door leading out to rear garden.

First Floor Landing

Has access to loft space.

Bathroom



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

Bedroom 1 16'11 x 10'2 (5.16m x 3.10m)



Has central heating radiator and storage cupboard.

Bedroom 2 10'3 x 11'1 (3.12m x 3.38m)

Has central heating radiator and storage cupboard.

Exterior

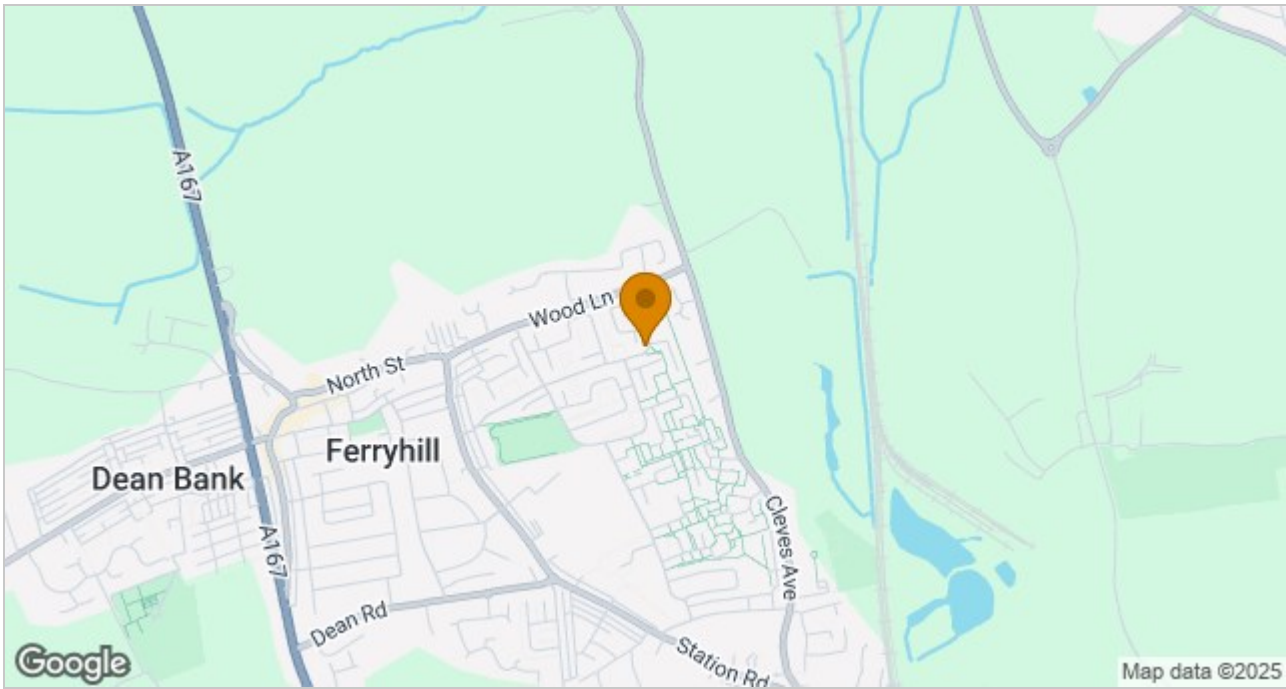


To the front of the property is a garden laid to lawn and to the rear is an enclosed rear garden with lawn and paved borders.

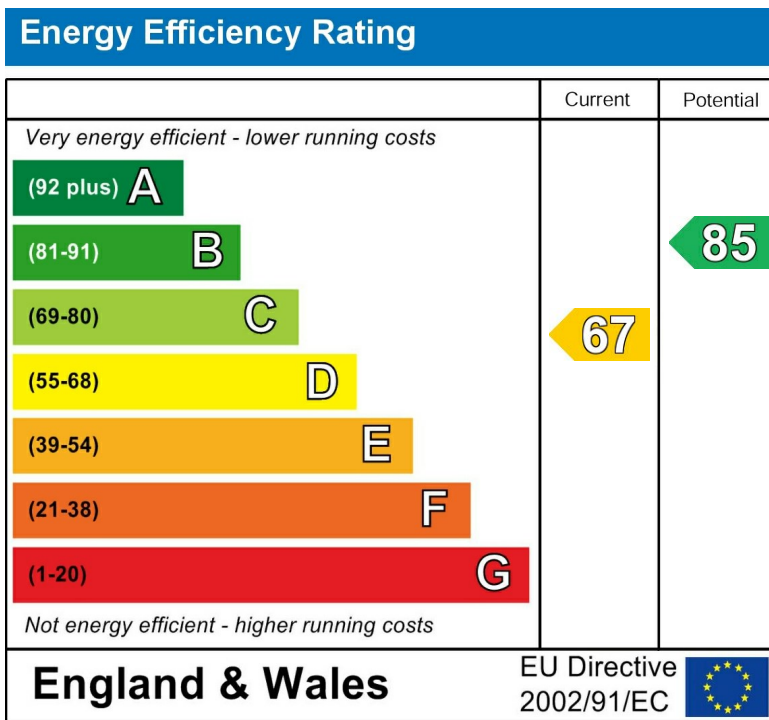
Disclaimer

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.