

11 Church View, Ferryhill, DL17 0ED

£124,950

We are pleased to offer to the market this three bedroom end of terrace property in this most pleasant area of Chilton, close to local schools and shops. The property benefits from gas central heating, double glazing, modern fitted kitchen, downstairs cloakroom, white family bathroom suite, three good sized bedrooms, enclosed rear garden and block paved driveway offering off road parking.

Ground Floor

Entrance Hall

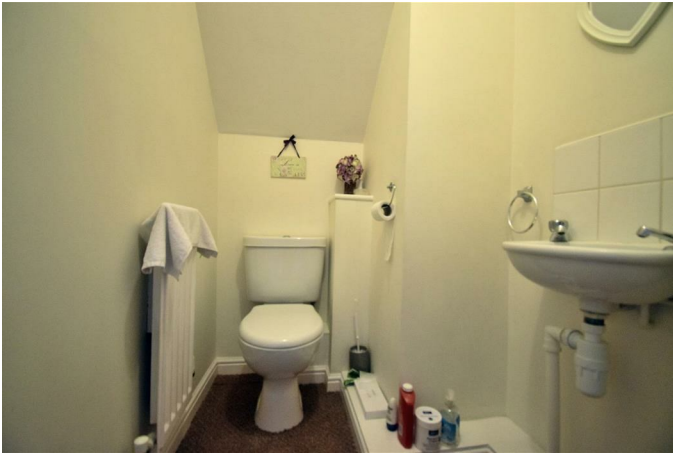
Has composite entrance door, laminate flooring, central heating radiator, coved ceiling and staircase leading to the first floor.

Lounge 11'10 x 13'9 (3.61m x 4.19m)



Has feature fire surround with electric fire, coved ceiling and central heating radiator.

Downstairs Cloakroom



Has white suite comprising: WC, hand wash basin, tiled splash backs and central heating radiator.

Kitchen 14'0 x 8'6 (4.27m x 2.59m)



Has a range of fitted wall and base units, laminate work surfaces, ceramic tiled splash backs, inset stainless steel sink unit with mixer tap, built under electric oven with ceramic hob, stainless steel extractor canopy, plumbing for automatic washing machine, tiled floor, central heating radiator, wall mounted combination gas boiler and UPVC French doors.

First Floor Landing

Has central heating radiator.

Bedroom 1 8'6 x 11'8 (2.59m x 3.56m)



Has central heating radiator and storage cupboard.

Bedroom 2 13'10 x 7'5 (4.22m x 2.26m)



Has central heating radiator and storage cupboard.

Bedroom 3 10'5 x 6'8 (3.18m x 2.03m)



Has central heating radiator.

Bathroom WC



Has white suite comprising: panel bath. hand wash basin, WC, tiled splash backs, tiled floor and central heating radiator.

Exterior

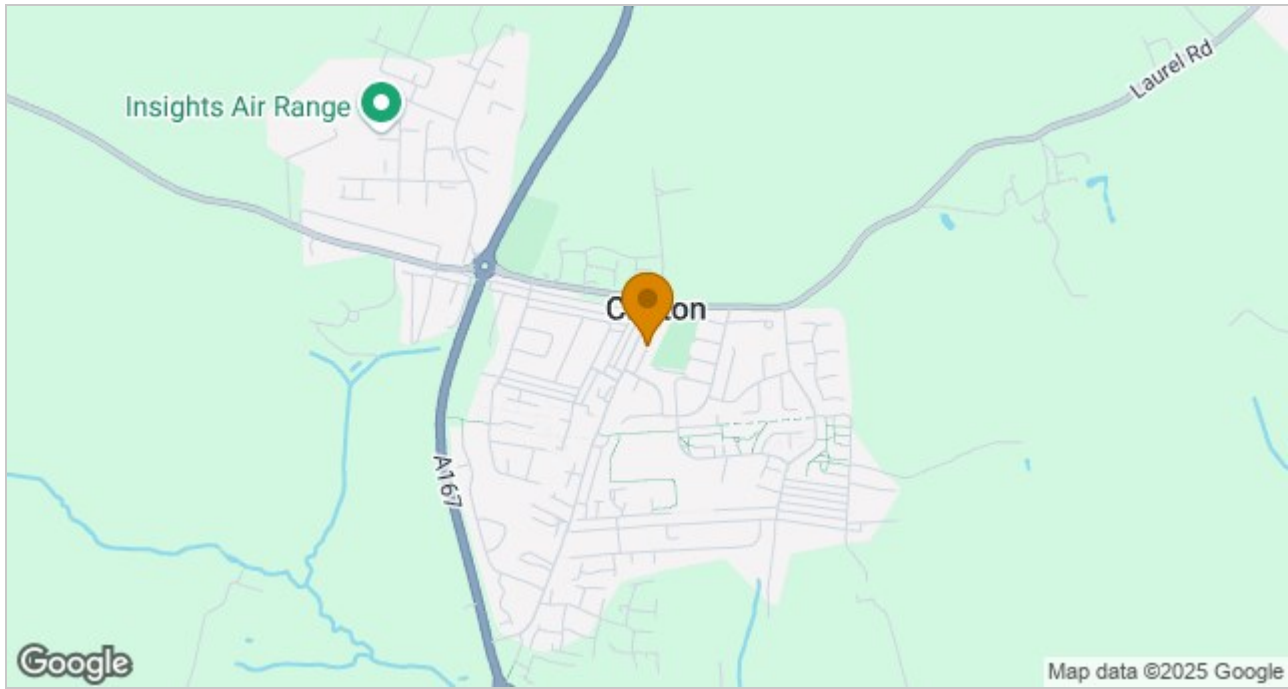


To the front of the property is a block paved driveway offering off road parking and to the rear is a patio area, lawn and gravel borders.

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

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	

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.