



5A Market Street, Ferryhill, DL17 8JN

£35,000

We are pleased to offer to the market this two bedroom first floor flat in the Town Centre of Ferryhill. The property benefits from gas central heating, double glazing, fitted kitchen, two double bedrooms and white family bathroom suite. Viewing is recommended.

Ground Floor Entrance Hall

Has UPVC entrance door, central heating radiator and staircase leading to first floor flat.

Bathroom WC



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

Kitchen 10'8 x 13'4 (3.25m x 4.06m)



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

Lounge 16'2 x 17'10 (4.93m x 5.44m)



Has central heating radiator, under stairs storage cupboard and staircase leading to second floor.

Landing

Has storage cupboard housing wall mounted combination gas boiler.

Bedroom 1 10'7 x 10'8 (3.23m x 3.25m)



Has central heating radiator.

Bedroom 2 7'3 x 17'0 (2.21m x 5.18m)



Has central heating radiator.

Exterior

Access via secure shared alleyway.

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		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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