



16 Osborne Terrace, Ferryhill, DL17 8AS

£67,950

We are pleased to offer to the market this three-bedroom, mid-terraced family home in Ferryhill close to local schools and shops. The property has been well maintained by the present owners and benefits from gas central heating, double glazing, modern fitted kitchen with built in appliances, white family bathroom suite with roll top bath, separate shower cubicle and enclosed rear courtyard.

Entrance Hall

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

Lounge 12'10 x 12'9 (3.91m x 3.89m)



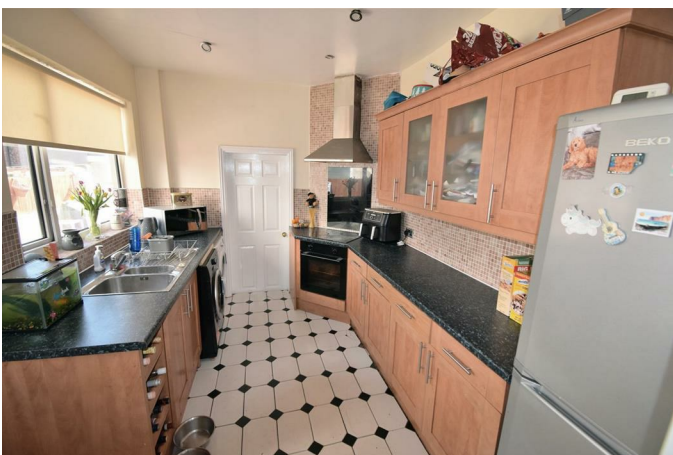
Has bay window, coved ceiling, central heating radiator and feature fire surround with living flame gas fire and french doors leading to the Dining Room.

Dining Room 13'1 x 13'3 (3.99m x 4.04m)



Has coved ceiling, central heating radiator and UPVC french doors leading out onto rear courtyard.

Kitchen 12'2 x 9'1 (3.71m x 2.77m)



Has a range of fitted shaker style wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven with ceramic hob and stainless steel extractor fan, plumbing for automatic washing machine and tumble dryer, mosaic tiled splash backs, wine rack, ceiling spotlights, tiled floor, central heating radiator

and storage cupboard housing combination gas boiler.

First Floor Landing

Has storage cupboard and loft access.

Bathroom



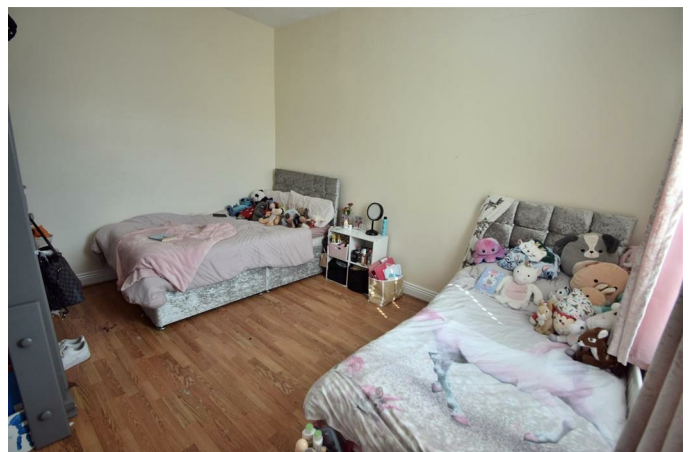
Has white suite comprising: roll top bath, hand wash basin, WC corner shower cubicle with mixer shower, laminate flooring and central heating radiator.

Bedroom 1 13'3 x 10'5 (4.04m x 3.18m)



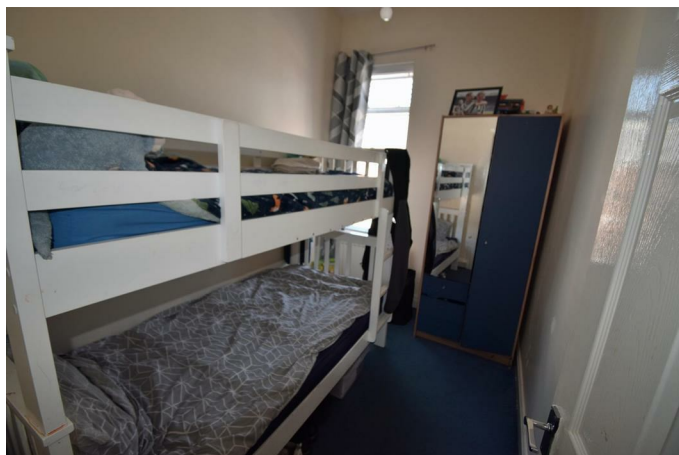
Has laminate flooring and central heating radiator.

Bedroom 2 12'9 x 8'2 (3.89m x 2.49m)



Has fitted wardrobes and central heating radiator.

Bedroom 3 9'6 x 6'8 (2.90m x 2.03m)



Has central heating radiator.

Exterior

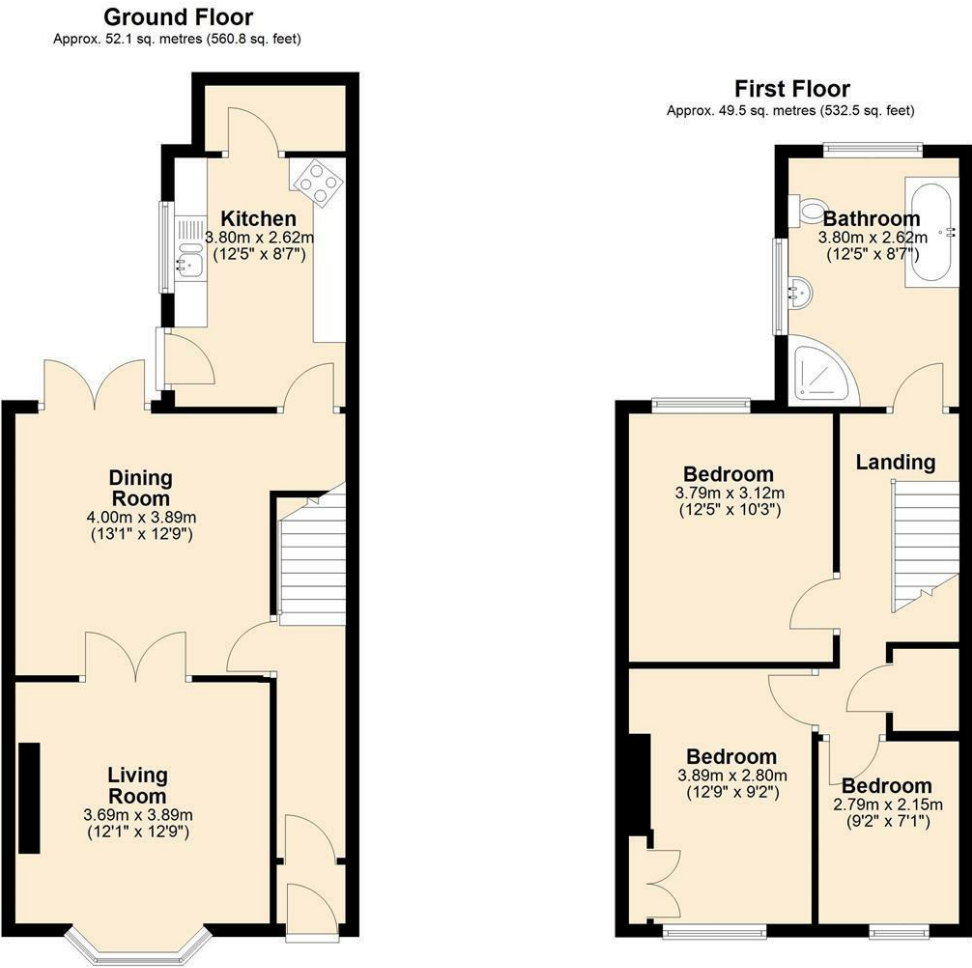


Has forecourt and enclosed rear courtyard.

Disclaimer

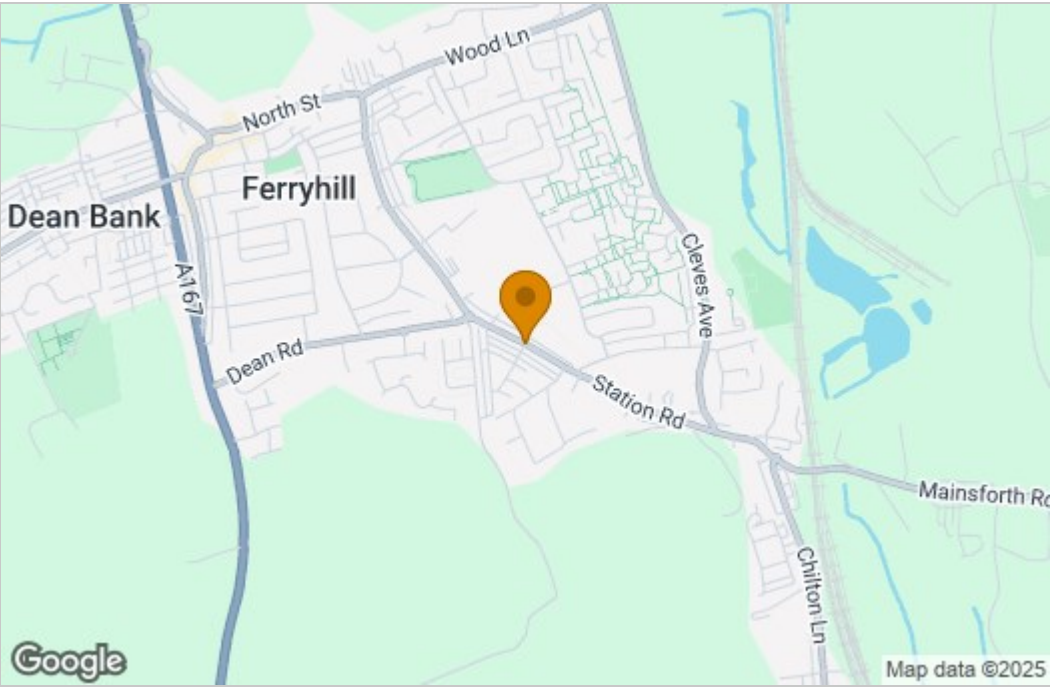
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. 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.

Floor Plan

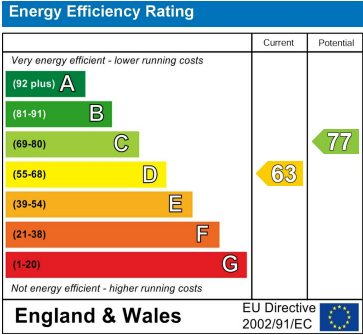


Total area: approx. 101.6 sq. metres (1093.3 sq. feet)
16 Osbourne Terrace, Ferryhill

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.