



4 Croft Gardens, Ferryhill, DL17 0AR

£52,950

We are pleased to offer to the market this three bedroom mid-terraced property in Ferryhill, close to local schools and shops and has good bus links to the Town Centre and other nearby towns and villages. The property benefits from gas central heating, double glazing, fitted kitchen, white bathroom suite, front forecourt garden and enclosed rear courtyard, would appeal to both first time buyer and investors.

Ground Floor

Entrance

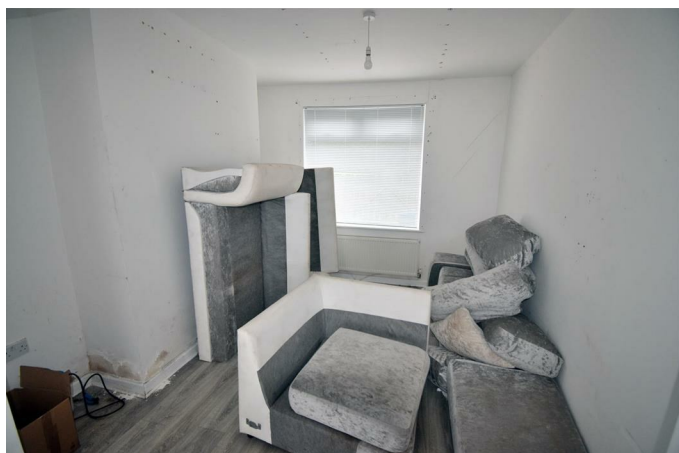
Has composite entrance door.

Lounge 10'9 x 11'9 (3.28m x 3.58m)



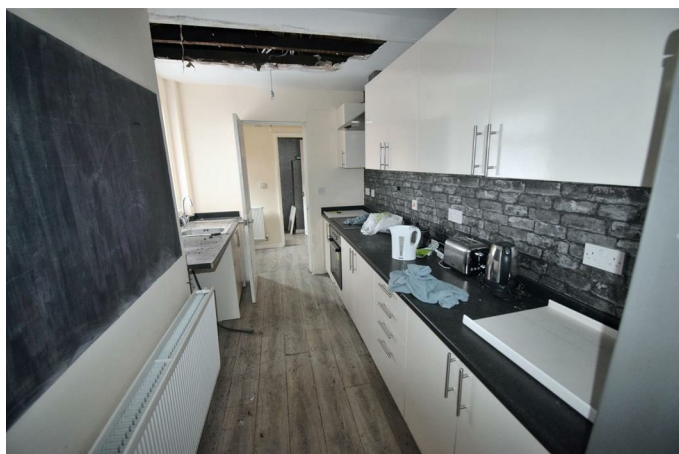
Has bay window, laminate flooring and central heating radiator.

Dining Room 10'10 x 10'4 (3.30m x 3.15m)



Has laminate flooring and central heating radiator.

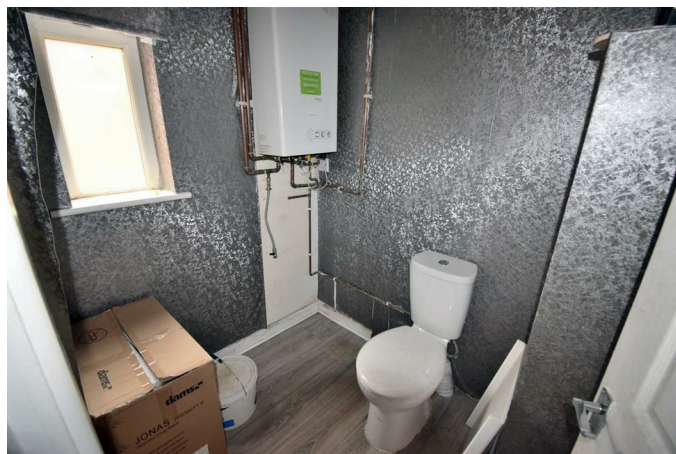
Kitchen 5'10 x 13'5 (1.78m x 4.09m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven and hob with

stainless steel extractor canopy and central heating radiator.

Downstairs Cloakroom



Has WC and wall mounted combination gas boiler.

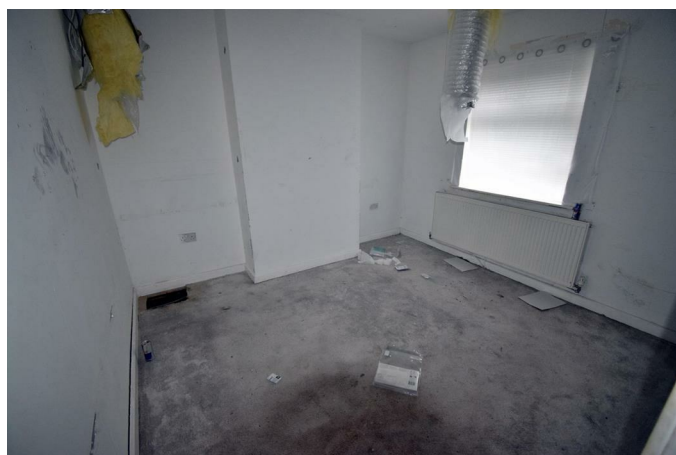
First Floor

Bedroom 1 11'9 x 8'4 (3.58m x 2.54m)



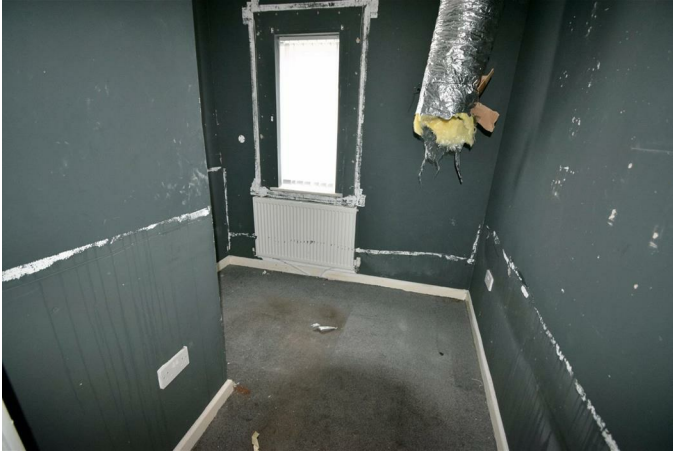
Has central heating radiator.

Bedroom 2 10'3 x 10'10 (3.12m x 3.30m)



Has central heating radiator.

Bedroom 3 7'10 x 7'9 (2.39m x 2.36m)



Has central heating radiator.

Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC and chrome central heating towel radiator.

Exterior

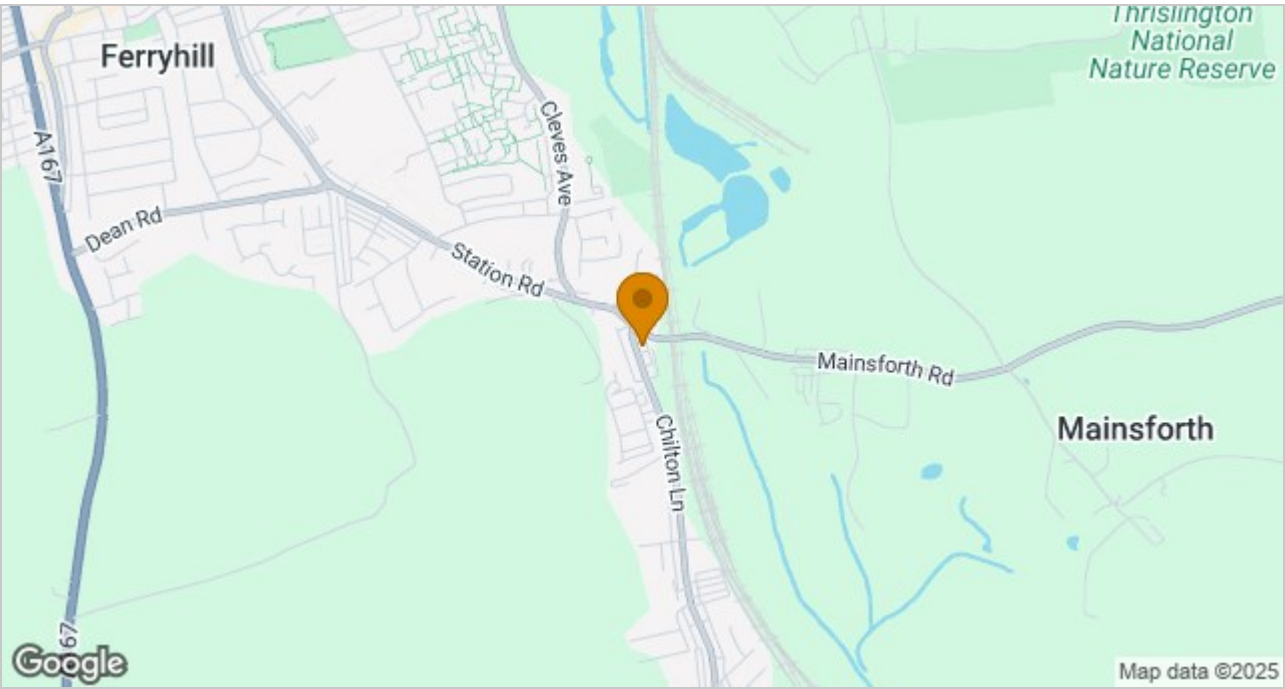
Has enclosed garden forecourt laid to lawn and enclosed rear courtyard.

Disclaimer

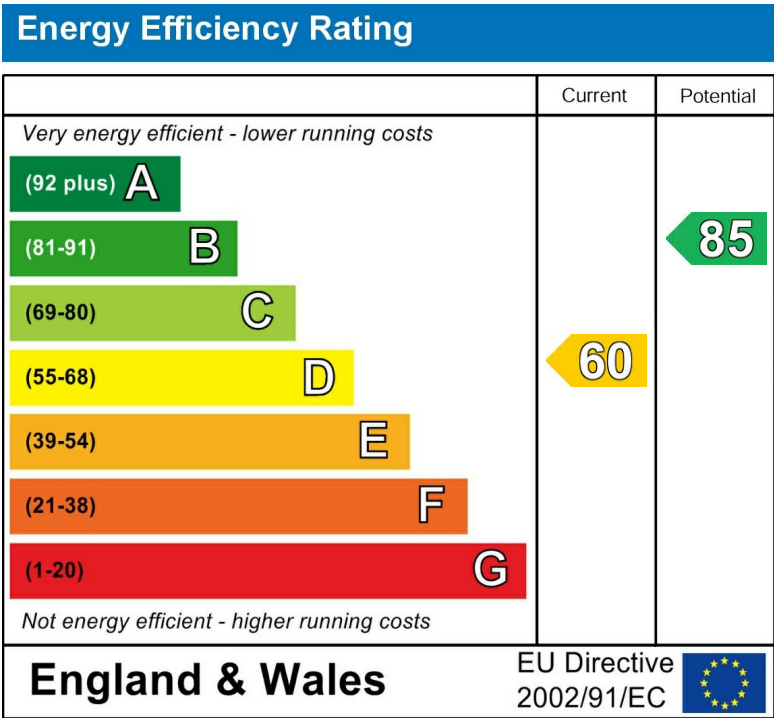
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES.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

Area Map



Energy Efficiency Graph



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