



**24 Widecombe Walk, Ferryhill, DL17 8DD**

**£137,950**

We are pleased to offer to the market this two bedroom semi-detached bungalow in this most sought after location of Ferryhill, close to local schools and shops and with good bus links to the Town Centre and surrounding towns and villages. The property benefits from gas central heating, double glazing, has an attractive fitted kitchen with built in appliances, modern white bathroom suite, south facing gardens with patio area, off road parking and garage. An early inspection is recommended for this comfortable home

## Ground Floor

### Entrance

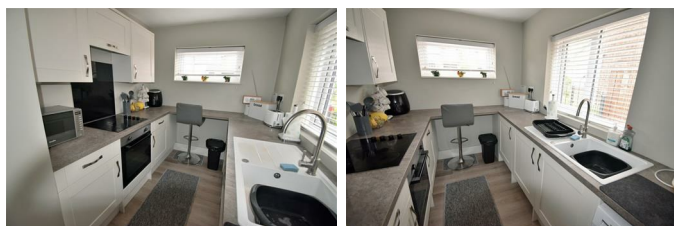
Has UPVC entrance door.

### Lounge 16'0 x 12'0 (4.88m x 3.66m)



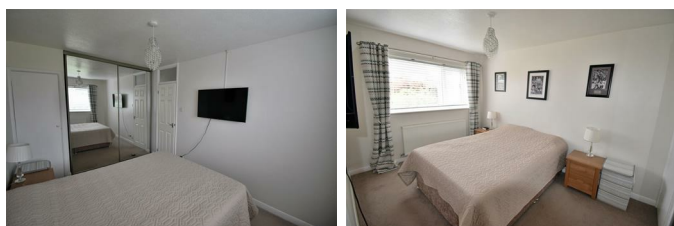
Has feature fire surround and central heating radiator.

### Kitchen 10'7 x 7'2 (3.23m x 2.18m)



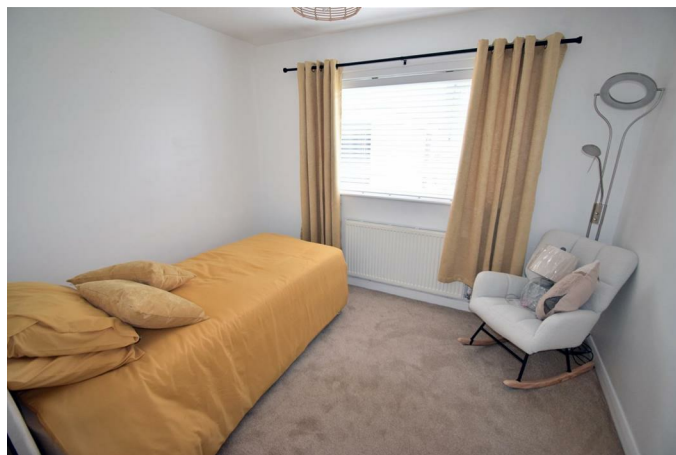
Has a range of fitted wall and base units, laminate work surfaces, built in electric oven and hob, wall mounted combination gas boiler, plumbing for automatic washing machine, built in fridge freezer.

### Bedroom 1 9'0 x 13'0 (2.74m x 3.96m)



Has built in sliding door wardrobes and central heating radiator.

### Bedroom 2 10'5 x 8'9 (3.18m x 2.67m)



Has central heating radiator.

### Bathroom



Has white suite comprising: bath with electric shower over and glass screen, integrated hand wash basin and WC and chrome heated towel radiator.

### Exterior



At the front is a maintenance free garden area, driveway and garage, to the rear is a south facing lawned garden with patio area.

### Solar panels

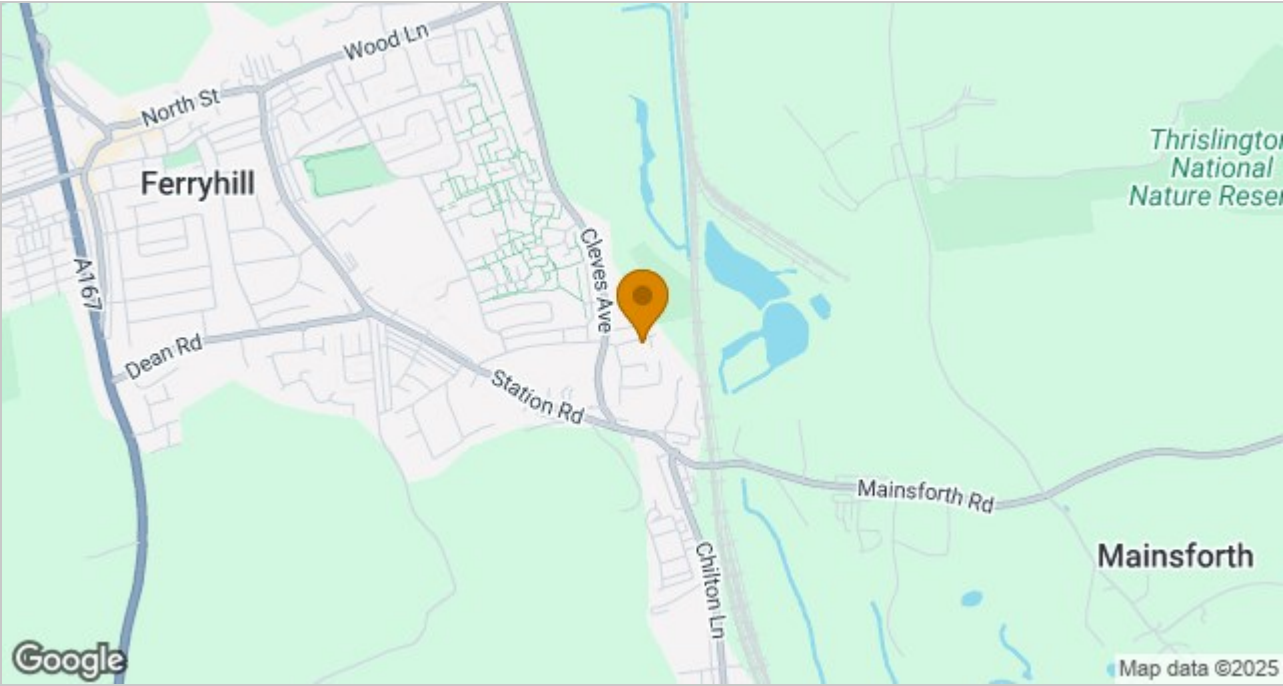
Solar panels to the rear of the property.

### Disclaimer

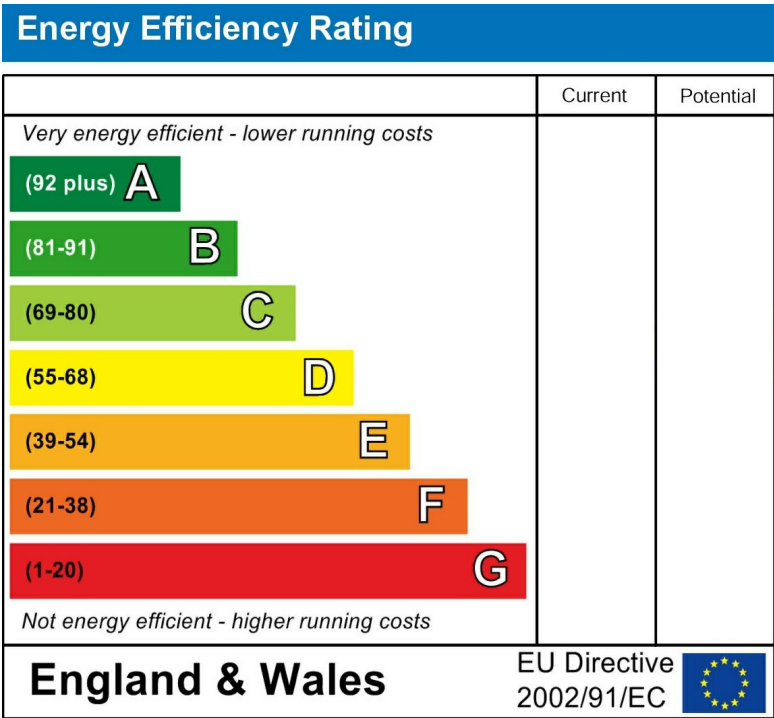
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE

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