



8 Bede Terrace, Ferryhill, DL17 8AJ

£76,500

We are pleased to offer to the market this exceptional three bedroom mid-terraced property in Ferryhill, close to local schools and shops. The property has been maintained to a very high standard by the present owners is immaculately decorated throughout and benefits from: gas central heating, double glazing, stunning fitted kitchen with integrated appliances, modern white family bathroom, built in wardrobes to master bedroom and enclosed rear courtyard. This property is not to be missed, we would recommend an early inspection.

Ground Floor

Entrance Hall



Has UPVC entrance door leading to hallway with central heating radiator and spindle staircase leading to the first floor.

Lounge 11'9 x 10'6 (3.58m x 3.20m)



Has bay window, coved ceiling, central heating radiator and feature fire surround with living flame electric fire.

Dining Room 11'10 x 11'11 (3.61m x 3.63m)



Has coved ceiling, central heating radiator, feature fire surround with living flame gas fire and storage cupboard.

Kitchen 14'9 x 7'1 (4.50m x 2.16m)



Has a quality range of fitted wall and base units, laminate work surfaces and upstands, inset stainless steel sink unit with mixer tap, built in double electric oven, electric hob with extractor canopy, integrated fridge freezer, dishwasher, plumbing for automatic washing machine, ceiling spotlights, plinth lights, contemporary central heating radiator, laminate flooring and UPVC entrance door leading outside.

First Floor Landing

Has spindle stair head.

Bedroom 1 8'0 x 10'6 (2.44m x 3.20m)



Has coved ceiling, fitted wardrobes and central heating radiator.

Bedroom 2 11'4 x 8'2 (3.45m x 2.49m)



Has fitted wardrobes housing wall mounted combination gas boiler, central heating radiator and coved ceiling.

Bedroom 3 4'10 x 10'5 (1.47m x 3.18m)



Has central heating radiator.

Bathroom



Has modern white suite comprising: panel bath, vanity unit with integrated hand wash basin, integrated WC, corner shower cubicle with electric shower, tiled walls and chrome central heating towel radiator.

Exterior

Has front steps leading to small forecourt garden to the rear is an enclosed rear courtyard.

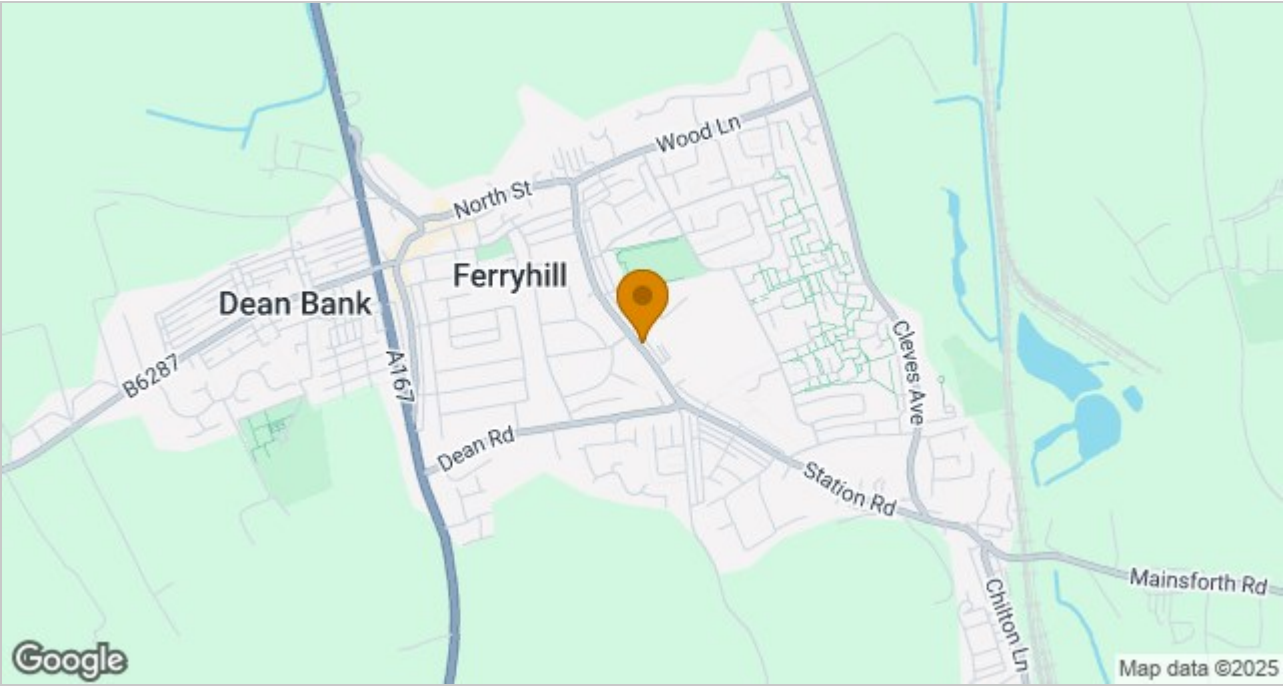
Garage

We understand there is a single garage across the rear lane standing on a plot rented from a local housing association subject to payment of an annual ground rent.

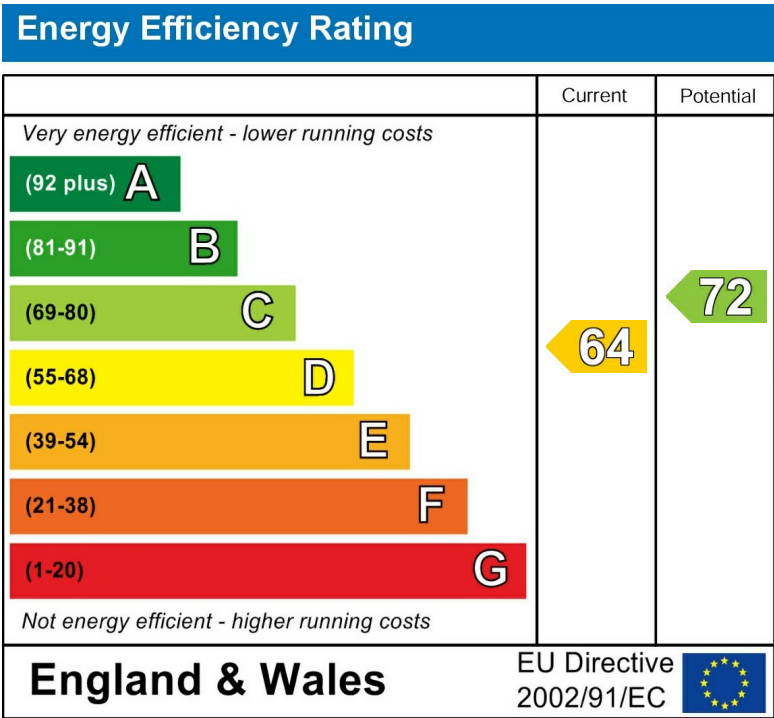
Disclaimer

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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