



**40 Parker Terrace, Ferryhill, DL17 8JY**

**£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 within walking distance of the Town Centre. The property benefits from gas central heating, double glazing, fitted kitchen, white bathroom suite and enclosed rear garden. No onward chain, would appeal to both the first time buyer and investor buyer.



## Entrance

Has UPVC entrance door.

## Lounge 12'6 x 12'0 (3.81m x 3.66m)



Has bay window, central heating radiator and double doors leading to the Dining Room.

## Dining Room 16'0 x 12'1 (4.88m x 3.68m)



Has central heating radiator.

## Kitchen 11'10 x 7'4 (3.61m x 2.24m)



has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, central heating radiator and UPVC entrance door leading outside.

## First Floor

### Bedroom 1 9'10 x 9'10 (3.00m x 3.00m)



Has central heating radiator.

### Bedroom 2 12'1 x 9'9 (3.68m x 2.97m)



Has central heating radiator.

### Bedroom 3 5'11 x 8'7 (1.80m x 2.62m)



Has central heating radiator.

## Bathroom



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

## Exterior

Front steps leading to small garden forecourt and enclosed rear courtyard.

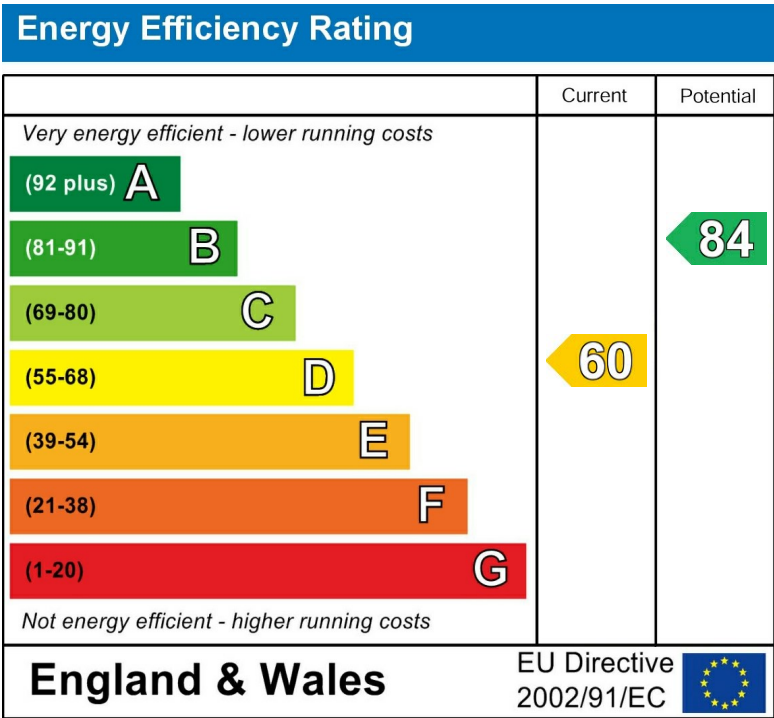
## Disclaimer

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.

Area Map



Energy Efficiency Graph



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