



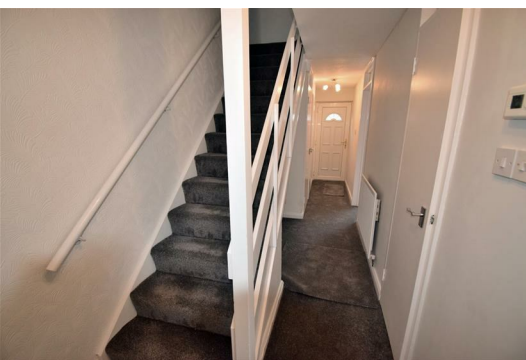
## 56 Skipton Close

, Ferryhill, DL17 8SU

£89,950



We are pleased to offer to the market this three bedroom end-link property in Ferryhill close to local schools and shops. The property has been very well maintained by the present owners and benefits from gas central heating, double glazing, fitted kitchen, modern white bathroom suite, three good size bedrooms, downstairs cloakroom and garden and workshop with mains power. Available with no onward chain.



GROUND FLOOR

ENTRANCE HALL

Has UPVC entrance door, storage cupboards, central heating radiator, straicase to the first floor and through access to rear UPVC entrance door.

CLOAKROOM

Has white suite comprising; WC, hand wash basin and tiled splashbacks.

LOUNGE 13'5" x 11'11" (4.09 x 3.63)

Has laminate flooring and feature fire surround inset with pebble bed electric fire.

KITCHEN/DINING ROOM 12'7" x 10'6" (3.84 x 3.20)

Has a range of fitted wall and base units, laminate work surfaces, inset sink unit, plumbing for automatic washing machine and combination gas boiler.

FIRST FLOOR

LANDING

Has storage cupboard and loft access.

BEDROOM 1 11'9" x 10'9" (3.58 x 3.28)

Has central heating radiator.

BEDROOM 2 12'7" x 10'9" (3.84 x 3.28)

Has central heating radiator.

BEDROOM 3 9'1" x 8'7" (2.77 x 2.62)

Has central heating radiator and storage cupboard.

BATHROOM WC

Has white suite comprising; panel bath with electric shower over, pedestal wash basin, wc, attractive tiled walls, central heating radiator, ceiling spotlights and storage cupboard.

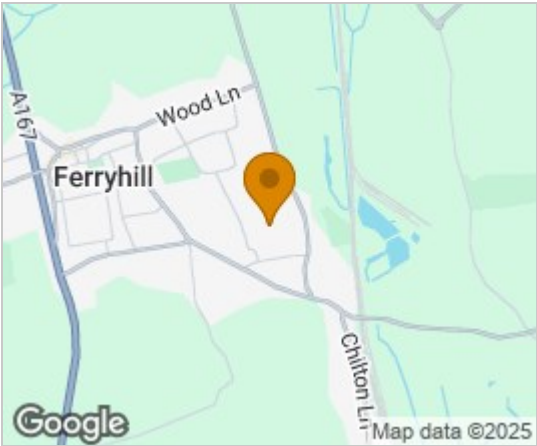
EXTERIOR

Has front garden laid to lawn with low maintenance rear garden and substantial workshop fitted with mains power.

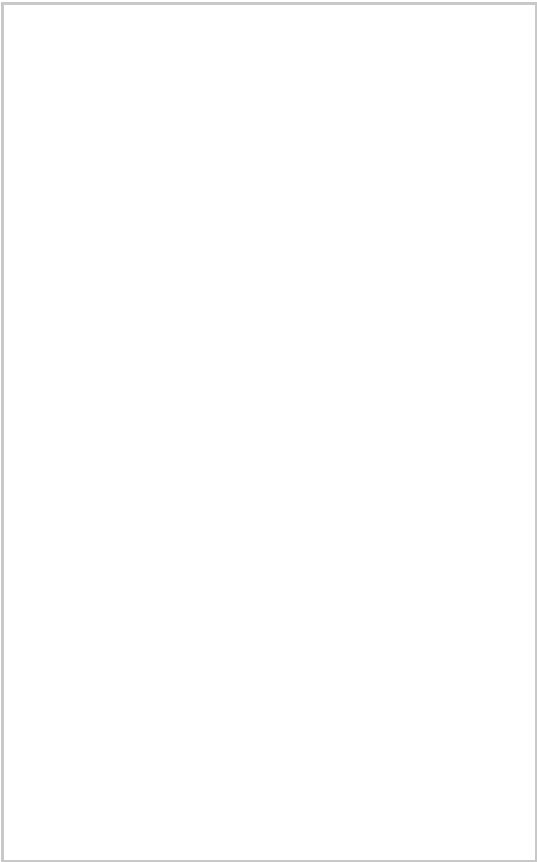
DISCLAIMER

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 MEASURMENTS 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.

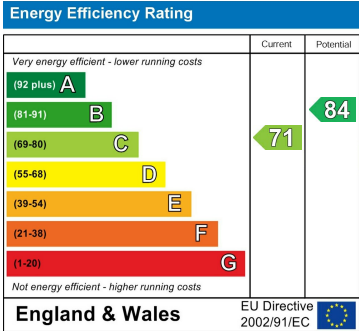
Area Map



Floor Plans



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.