

# Peter Clark

Property Services Ltd.



**7 Dunning Road, Ferryhill, DL17 8HN**

**£74,999**

We are pleased to offer to the market this very well presented two bedroom mid terraced property in Ferryhill, close to local schools and shops and within walking distance of the town centre. The property has been very well maintained by the present owners and benefits from gas central heating, double glazing, has a lounge with bay window, separate dining room, attractive fitted kitchen, white bathroom suite, two good size bedrooms and enclosed paved rear courtyard. Available with no onward chain we would recommend an early inspection.

## Ground Floor

### Entrance Vestibule

Has UPVC entrance door.

### Hallway

Has central heating radiator and staircase leading to the first floor.

### Sitting Room 12'4 x 12'6 (3.76m x 3.81m)



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

### Dinning room 13'2 x 12'4 (4.01m x 3.76m)



Has coved ceiling, central heating radiator, tiled fireplace with living flame electric fire, UPVC patio door leading out onto rear courtyard, central heating radiator.

### Kitchen 6'11 x 14'8 (2.11m x 4.47m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, gas cooker point, stainless steel extractor canopy, plumbing for automatic washing machine and central heating radiator.

### Rear Lobby

Has UPVC entrance door.

## Downstairs Bathroom/WC



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

## First Floor

landing with spindle stair head.

### Bedroom 1 15'11 (4.85m )



Has central heating radiator and coved ceiling.

### Bedroom 2 13'2 x 9'0 (4.01m x 2.74m)



Has fitted wardrobes and dressing table, coved ceiling and central heating radiator.

## Exterior

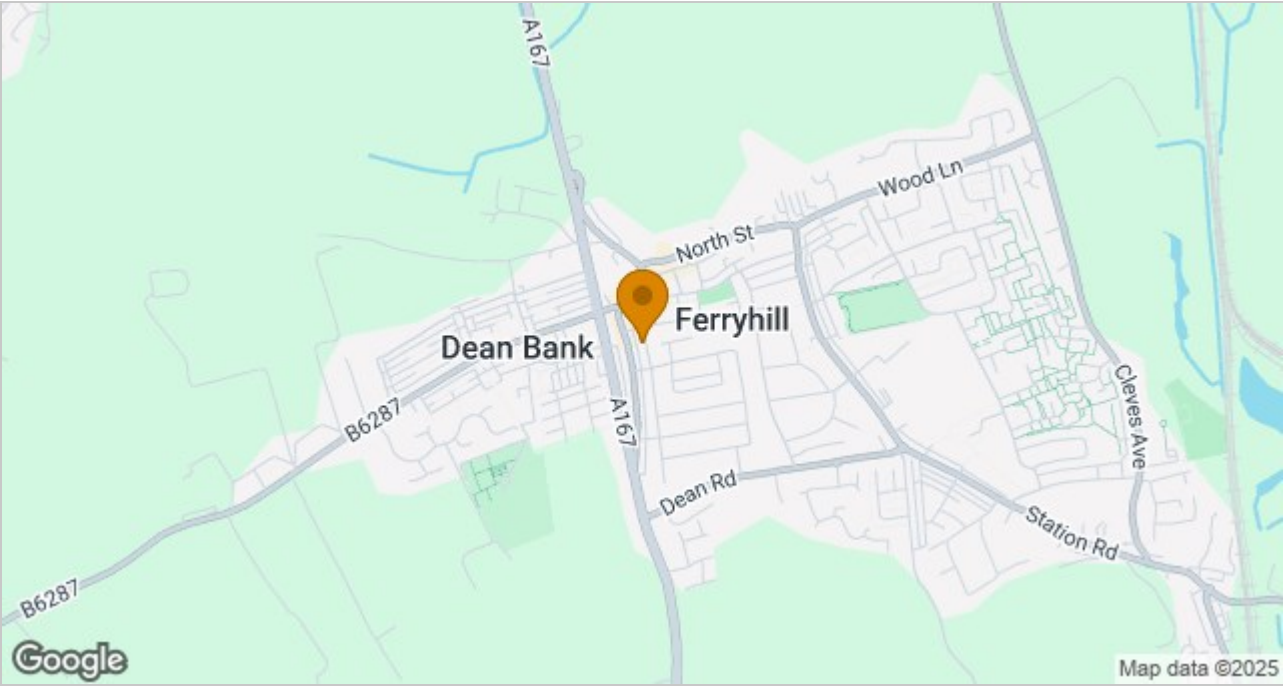


Has attractive paved enclosed rear courtyard.

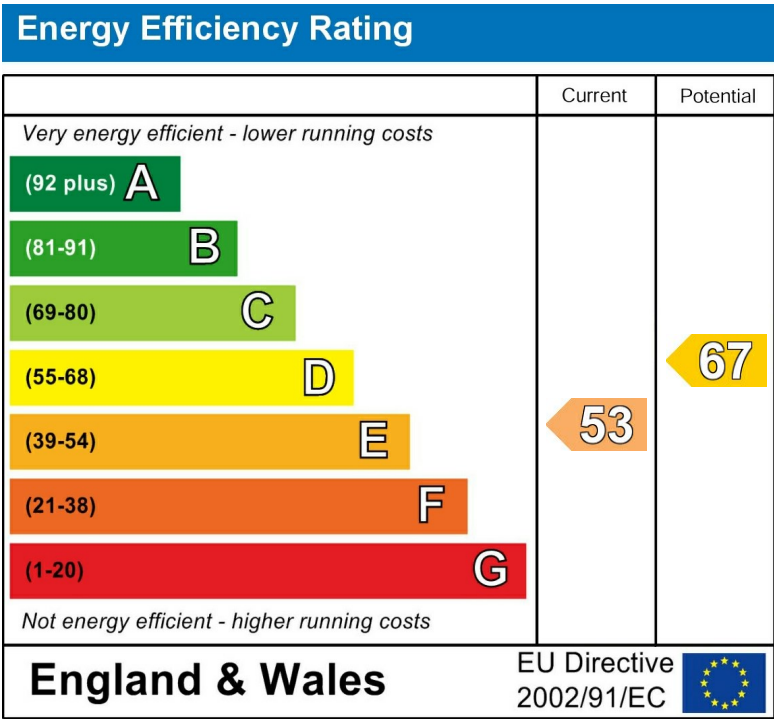
## Disclaimer

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. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



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