



**15 Highland Terrace, Ferryhill, DL17 8AD**

**£54,950**

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 has been well maintained by the current owners and benefits from gas central heating, double glazing, lounge with seperate dinning room, modern fitted kitchen, white bathroom suite, three good size bedrooms, and enclosed rear courtyard. Ideal for first time buyers we would reccomend an early inspection.



## Ground Floor

### Entrance Vestibule

Has UPVC entrance door.

### Lounge 12'1 x 13'2 (3.68m x 4.01m)



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

### Dining Room 15'2 x 8'7 (4.62m x 2.62m)



Has coved ceiling and central heating radiator.

### Kitchen 10'9 x 7'2 (3.28m x 2.18m)

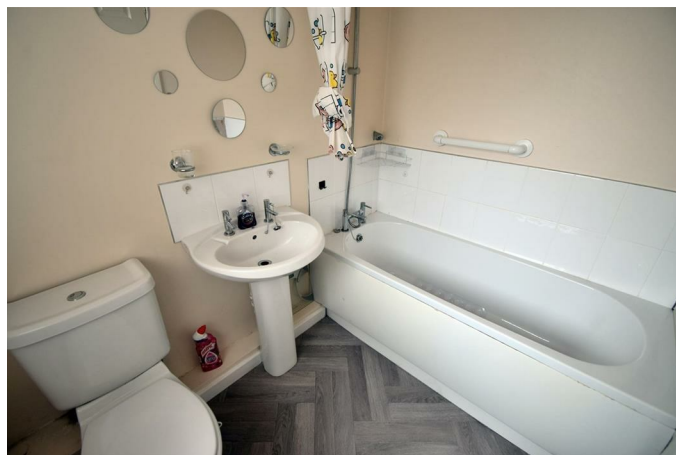


Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, wall mounted combination gas boiler and central heating radiator.

### Rear Lobby

Has UPVC entrance door.

## Downstairs Bathroom



Has white suite comprising: panel bath, hand wash basin, WC, part tiled walls and central heating radiator.

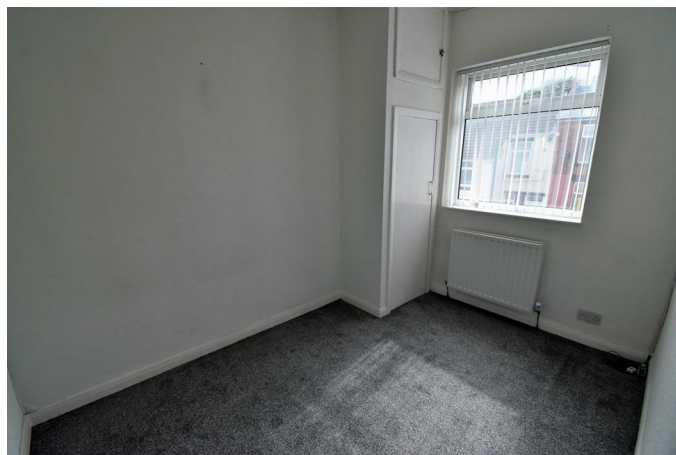
## First Floor

### Bedroom 1 10'9 x 10'01 (3.28m x 3.07m)



Has fitted wardrobes and central heating radiator.

### Bedroom 2 7'9 x 10'11 (2.36m x 3.33m)



Has storage cupboard and central heating radiator.

### Bedroom 3 7'1 x 7'9 (2.16m x 2.36m)



Has central heating radiator.

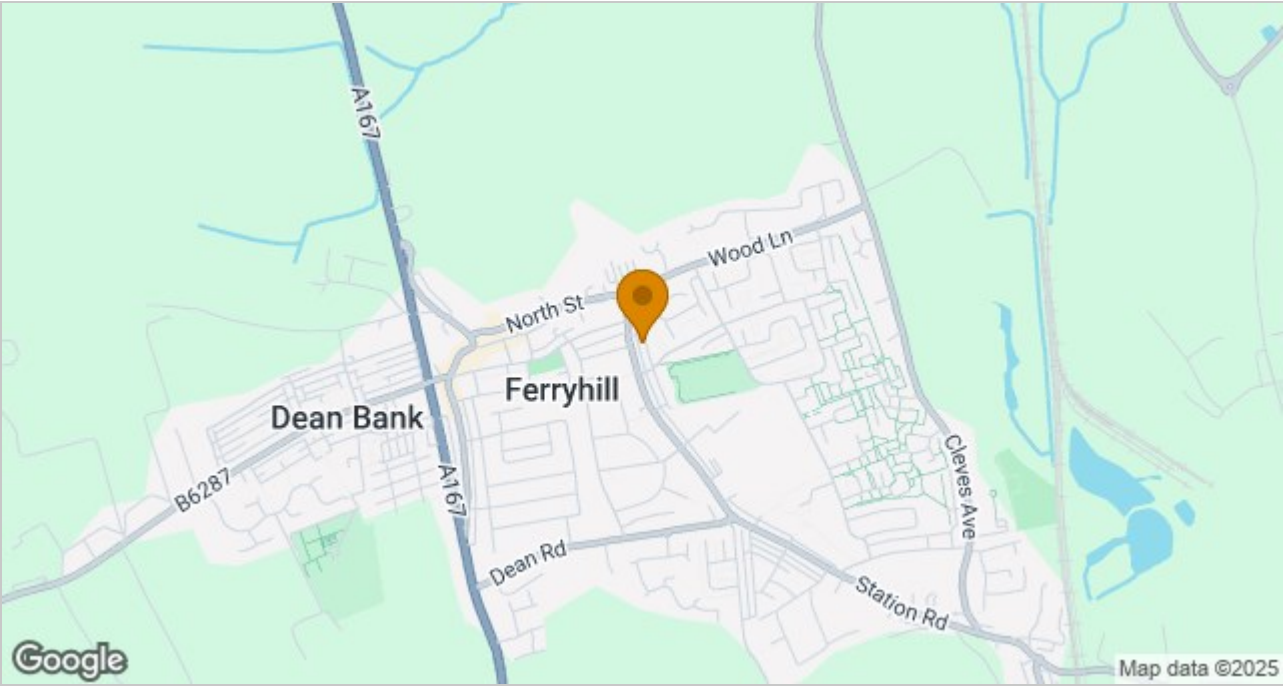
### Exterior

Has rear courtyard.

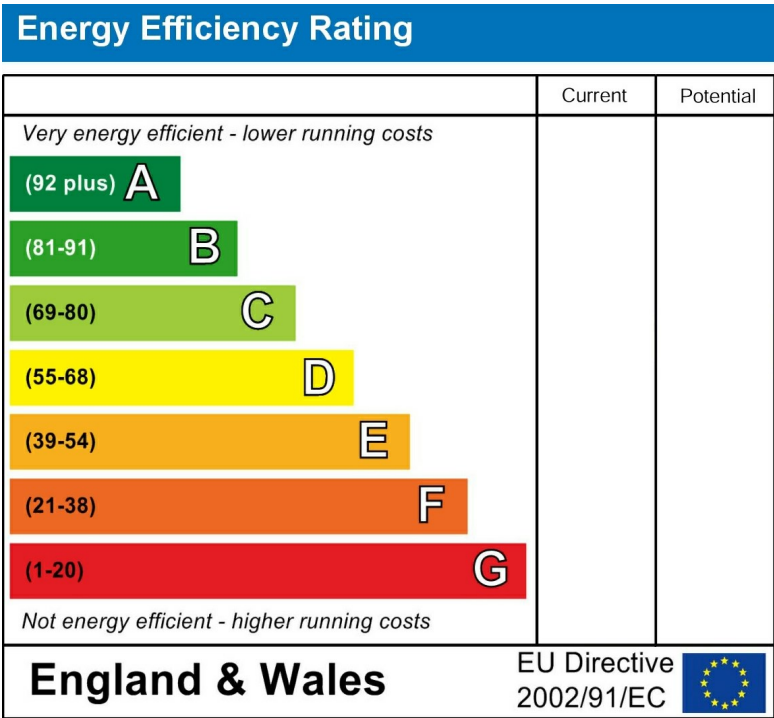
### Disclaimer

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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