



17 Barnard Road, Ferryhill, DL17 8QJ

£89,950

We are pleased to offer to the market this very well presented three bedroom semi-detached property which occupies a most sought after location in Ferryhill, close to local schools and shops and within walking distance of the town centre. The property has just recently undergone some improvements and benefits from gas central heating, double glazing, fitted kitchen, white family bathroom suite and gardens to both front and rear. Available with no onward chain.

Ground Floor

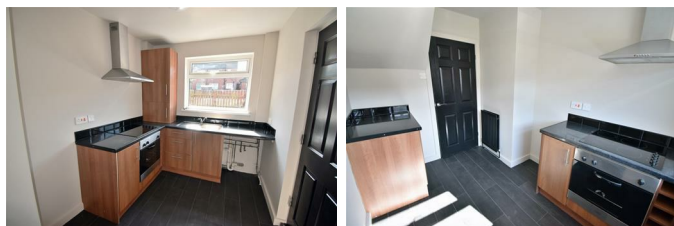
Entrance Hall

Has UPVC entrance door and central heating radiator.

Lounge 19'8" x 10'8" (5.99 x 3.25)



Kitchen 11'0" x 7'4" (3.35 x 2.24)



Has a range of fitted wall and base units, laminate work surfaces, inset sink unit with mixer tap, built in electric oven and hob with stainless steel extractor canopy, plumbing for automatic washing machine, central heating radiator, laminate flooring and rear lobby with access to:

Utility Room 8'10 5'11 (2.69m 1.80m)

First Floor Landing

Bedroom 1 9'5 x 9'4 (2.87m x 2.84m)



Has central heating radiator.

Bedroom 2 10'1 x 10'8 (3.07m x 3.25m)



Has central heating radiator.

Bedroom 3 7'3 x 7'2 (2.21m x 2.18m)



Has built in single bed and central heating radiator.

Bathroom



Has white suite comprising: panel bath, pedestal hand wash basin, WC, heated chrome towel rail.

Exterior

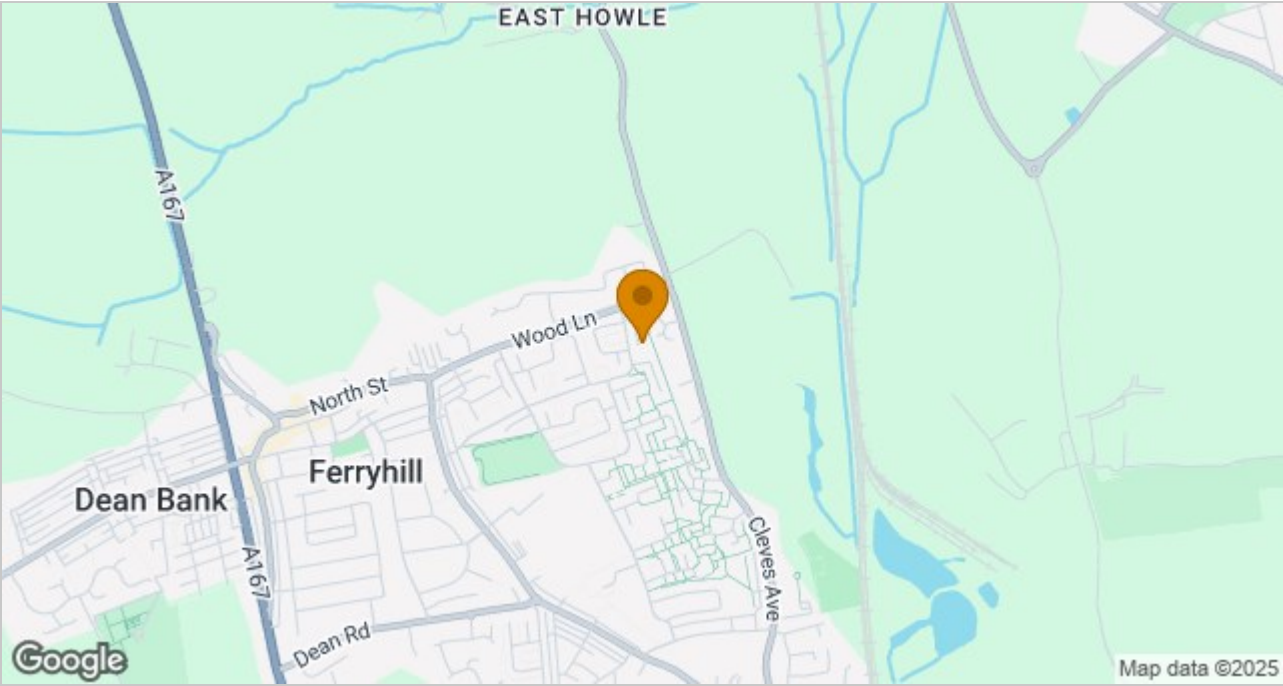


Well kept gardens to the front and rear, laid to lawn with well stocked borders and mature hedging.

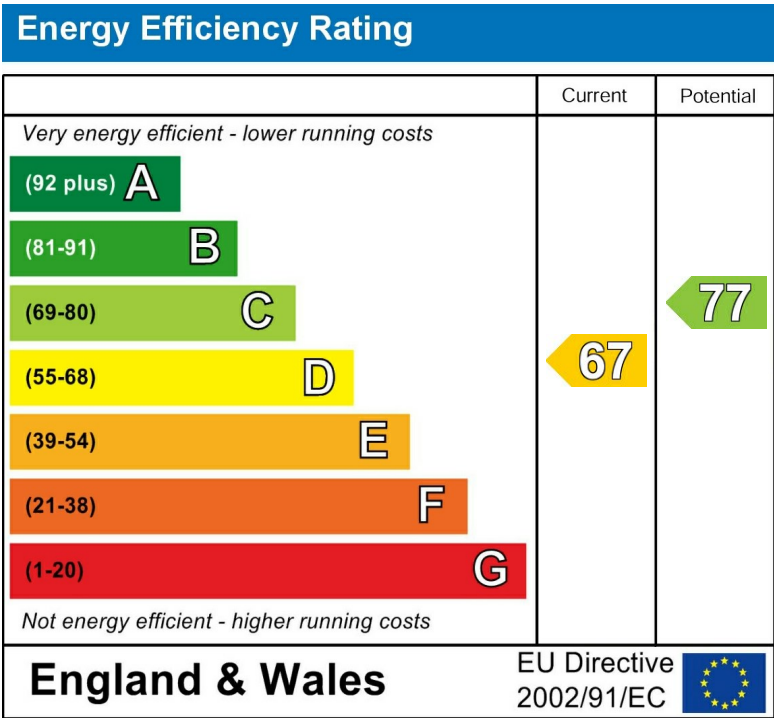
Disclaimer

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



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.