

Peter Clark

Property Services Ltd.



18 Blandford Street, Ferryhill, DL17 8ND

£64,950

A MUCH IMPROVED TWO BEDROOMED END OF TERRACE PROPERTY WHICH OCCUPIES A CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE AND OFFERS PARTICULARLY COMFORTABLE LIVING ACCOMODATION. THE PROPERTY HAS BEEN VERY WELL MAINTAINED AND IS IN IMMACULATE DECORATIVE ORDER THROUGHOUT, BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING, ATTRACTIVE MODERN FITTED KITCHEN, FAMILY BATHROOM, TWO BEDROOMS. IDEAL FOR THE FIRST TIME BUYER, OFFERED FOR SALE WITH VACANT POSSESSION. WE WOULD RECOMMEND AN EARLY INSPECTION.

GROUND FLOOR

ENTRANCE HALL

Has UPVC entrance door and central heating radiator.

LOUNGE 11'9 x 11'4 (3.58m x 3.45m)



Has central heating radiator.

KITCHEN / DINING ROOM 12'10 x 12'7 (3.91m x 3.84m)



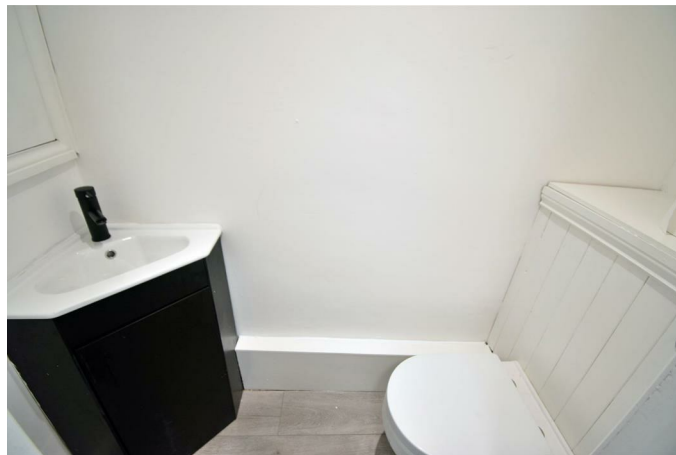
Has a range of fitted wall and base units, laminate work surfaces, inset composite sink unit with mixer tap, built in double oven with gas hob, tiled splash backs, central heating radiator and ceiling spotlights.

UTILITY ROOM 8'2 x 6'7 (2.49m x 2.01m)



Has laminate work surfaces, plumbing for automatic washing machine, central heating radiator and UPVC entrance door leading out onto rear courtyard.

DOWNSTAIRS CLOAKROOM



Has hand wash basin and WC.

DOWNSTAIRS OFFICE 13'9 x 5'3 (4.19m x 1.60m)



FIRST FLOOR LANDING

With spindle stairhead.

BEDROOM 1 14'11 x 11'9 (4.55m x 3.58m)



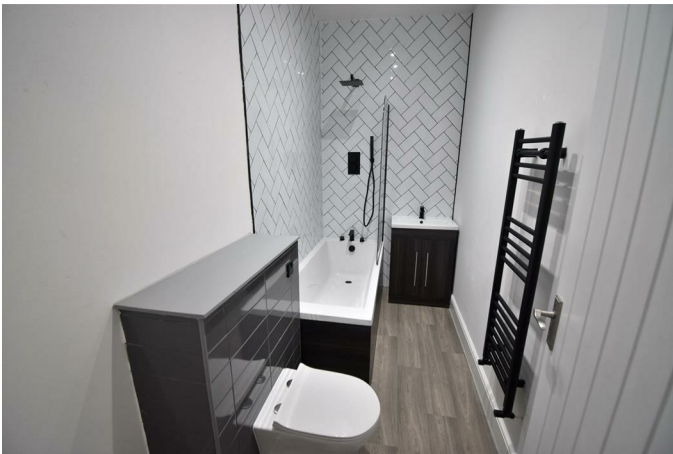
Has central heating radiator.

BEDROOM 2 12'11 x 7'9 (3.94m x 2.36m)



Has central heating radiator.

BATHROOM WC



Has modern white suite comprising: panel bath with mixer shower over and glass shower screen, hand wash basin in vanity unit, integrated WC, part tiled walls and central heating towel radiator,

EXTERIOR

Enclosed rear courtyard.

DISCLAIMER

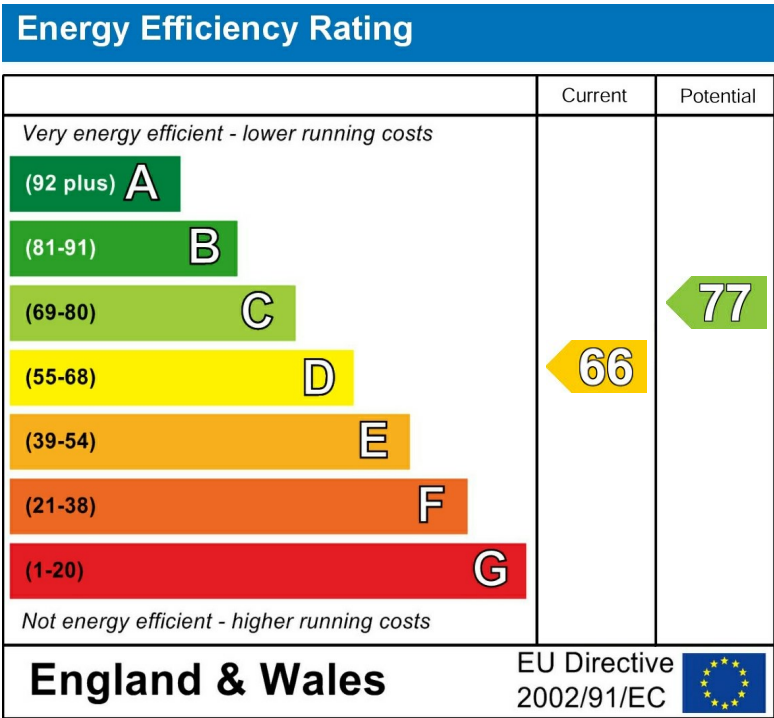
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMETNS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASURMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. 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



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.