



**11 Raby Terrace, Ferryhill, DL17 0JD**

**£53,950**

We are pleased to offer to the market this two bedroom mid-terraced property in Chilton, close to local schools and shops and on a good bus link to surrounding villages and towns. The property has been well maintained by the present owners and benefits from gas central heating, double glazing, a lounge with feature fire surround, modern fitted kitchen, white family bathroom suite, and two good sized bedrooms. This comfortable home is in good decorative order throughout and would be ideal for first time buyers or investors.



## Ground Floor

### Entrance Vestibule

Has composite entrance door, central heating radiator and staircase leading to the first floor.

### Lounge 11'10 x 13'0 (3.61m x 3.96m)



Has coved ceiling, feature fireplace with living flame electric fire and central heating radiator.

### Kitchen 11'8 x 8'3 (3.56m x 2.51m)



Has a range of fitted wall and base units, laminate work surfaces, white composite sink unit with mixer tap, tiled splash backs, plumbing for automatic washing machine, laminate flooring, coved ceiling, central heating radiator and composite entrance door.

## First Floor

### Bedroom 1 12'0 x 11'4 (3.66m x 3.45m)



Has coved ceiling, central heating radiator and storage cupboards.

### Bedroom 2 12'0 x 11'4 (3.66m x 3.45m)



Has central heating radiator and coved ceiling.

### Bathroom



Has white suite comprising: panel bath, hand wash basin, WC, storage cupboard and central heating radiator.

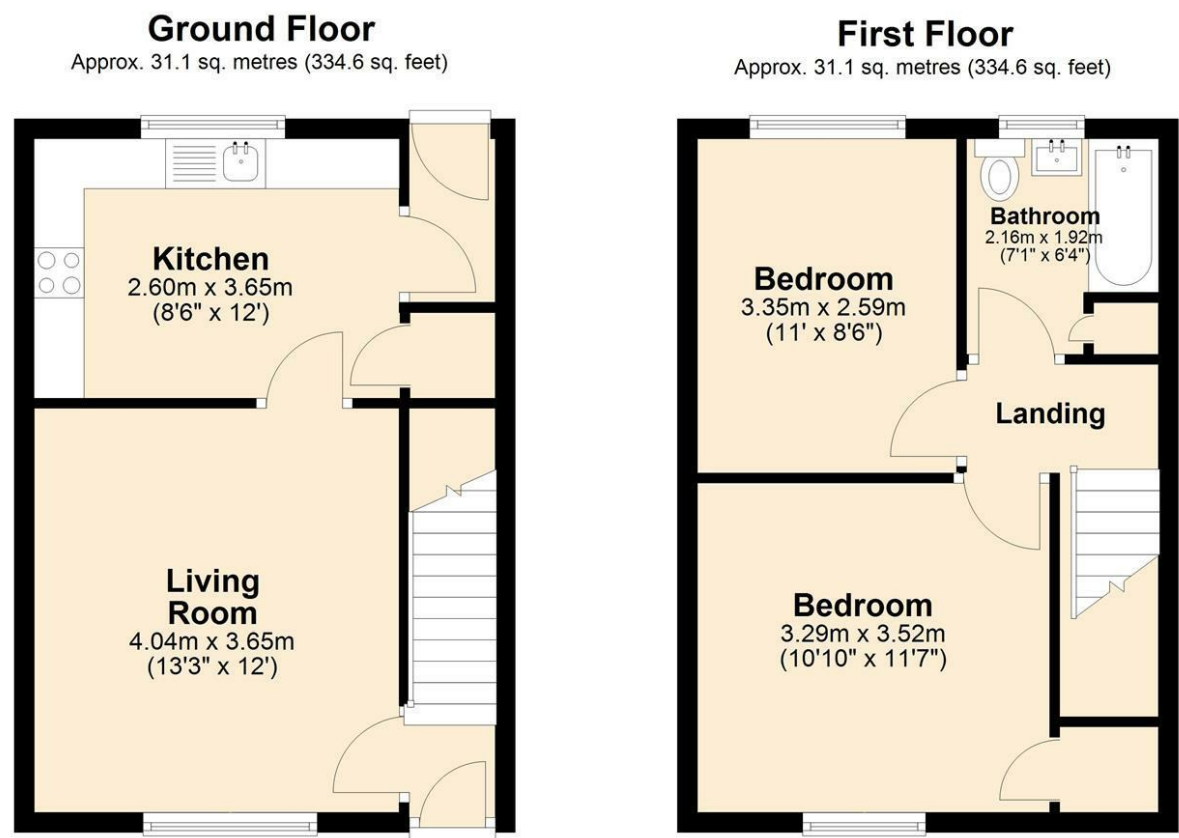
### Exterior

Has 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.

Floor Plan

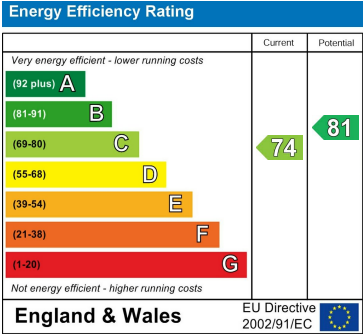


Total area: approx. 62.2 sq. metres (669.2 sq. feet)  
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Area Map



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.