

Peter Clark

Property Services Ltd.



3 Opal Avenue, Ferryhill, DL17 0QW

£106,250

We are pleased to offer to the market this two bedroom semi-detached property in Chilton, close to local schools and shops. The property is well presented and offers gas central heating, double glazing, a pleasant lounge with patio doors and a log burner, modern fitted kitchen, utility area, white bathroom suite, two good size bedrooms, off road parking to the front and an enclosed rear garden with substantial workshop. Ideally suited to first time buyers we would recommend an early inspection.

Ground Floor

Entrance Hall

Has UPVC entrance door and staircase leading to the first floor.

Lounge 19'7 x 10'7 (5.97m x 3.23m)



Has coved ceiling, central heating radiator and feature fireplace having log burner with brick insert, slate hearth and solid oak beam above, french doors opening on to rear garden and central heating radiator.

Kitchen 11'10 x 7'7 (3.61m x 2.31m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, part tiled walls, central heating radiator and plumbing for automatic washing machine.

Utility Room 9'1 x 8'11 (2.77m x 2.72m)



Has central heating radiator.

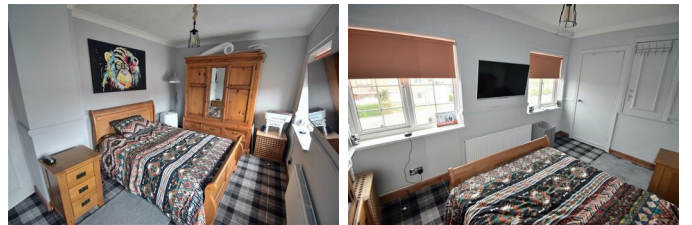
First Floor

Bathroom WC



Has white suite comprising: panel bath with mixer shower over and glass shower screen, hand wash basin and WC in vanity unit, central heating radiator and laminate clad walls.

Bedroom 1 13'10 x 9'6 (4.22m x 2.90m)



Has coved ceiling, central heating radiator and storage cupboard housing combination gas boiler.

Bedroom 2 10'2 x 10'8 (3.10m x 3.25m)



Has coved ceiling and central heating radiator.

Exterior



Has double access gates leading to driveway and front garden laid to lawn. To the rear is a large paved courtyard with garden workshop/ shed.

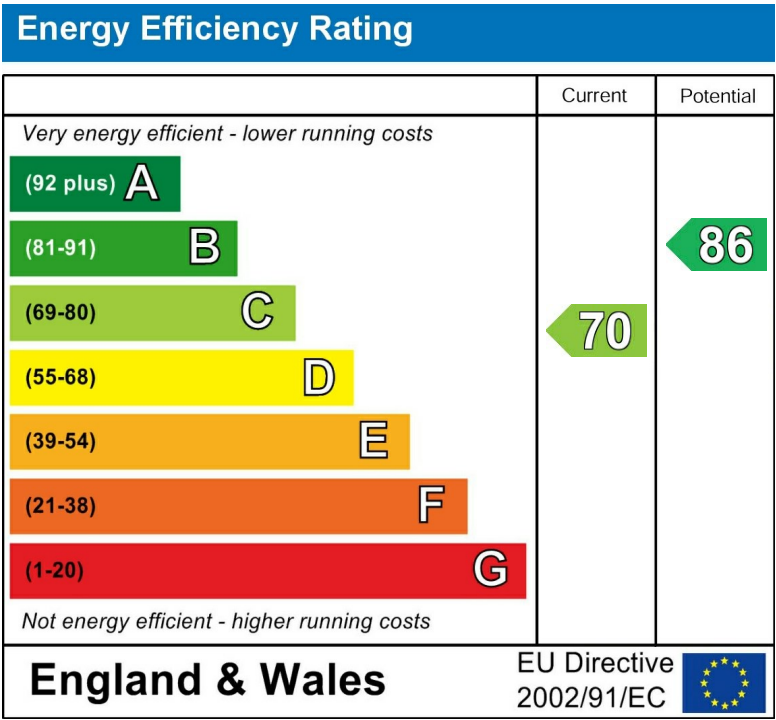
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Area Map



Energy Efficiency Graph



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