



**7 Windsor Avenue, Ferryhill, DL17 8JG**

**£64,950**

A three bedroom mid terraced house which will be ideal for first time buyers and offers comfortable living accommodation within easy reach of the town centre. the property boasts gas central heating, is double glazed and has an entrance hall, lounge with bay window, dining room modern kitchen, on the first floor are three bedrooms and a wet room. outside is a forecourt and enclosed rear courtyard. A most comfortable home which is well recommended for viewing.

## Ground Floor

### Entrance Hall

Has UPVC entrance door.

### Lounge 11'5 x 11'0 (3.48m x 3.35m)



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

### Dining Room 11'7 x 10'10 (3.53m x 3.30m)



Has coved ceiling.

### Kitchen 6'10 x 12'2 (2.08m x 3.71m)



Has a range of fitted wall and base units, laminate work surfaces, tiled splash backs, inset stainless

steel sink unit with hot and cold taps, plumbing for automatic washing machine, central heating radiator, coved ceiling and UPVC entrance door leading to the rear courtyard.

## First Floor

### Bedroom 1 11'10 x 9'0 (3.61m x 2.74m)



Has central heating radiator.

### Bedroom 2 9'4 x 10'5 (2.84m x 3.18m)



Has central heating radiator.

### Bedroom 3 5'7 x 10'4 (1.70m x 3.15m)

Has central heating radiator.

## Wetroom



Has walk in shower, WC, hand wash basin in vanity unit, storage cupboard, central heating radiator and tiled walls.

## Exterior

Has forecourt and enclosed rear courtyard.

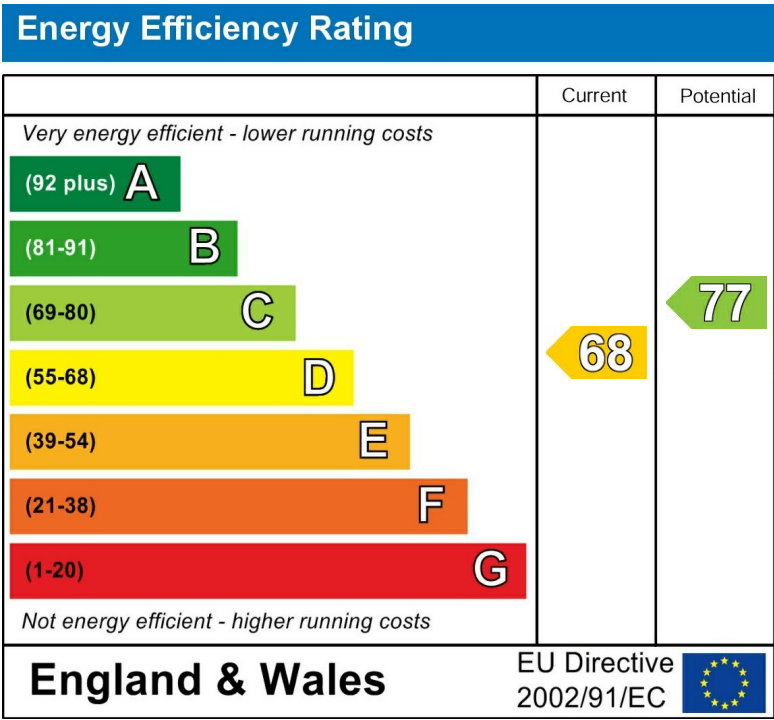
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Area Map



Energy Efficiency Graph



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