



24 Magdalene Place, Ferryhill, DL17 8BA

£64,950

A comfortable two bedroomed terraced house occupying a particularly pleasant location and offering an ideal starter home which has gas central heating, is double glazed. Modern fitted kitchen with built in appliances, white bathroom suite, fitted wardrobes to master bedroom and rear courtyard.

Available with no upward chain we would recommend an early inspection.

Ground Floor

Entrance Vestibule

Has composite entrance door.

Lounge 13'11 x 13'11 (4.24m x 4.24m)



Has feature fireplace and central heating radiator.

Dining Room 13'11 x 8'5 (4.24m x 2.57m)



Has full length picture window, staircase to first floor and central heating radiator.

Kitchen 9'0 x 7'2 (2.74m x 2.18m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven and hob with

extractor canopy, plumbing for automatic washing machine and UPVC entrance door leading out onto enclosed rear courtyard.

First Floor

Bathroom/WC



Has modern white suite comprising panelled bath with mains shower and glass screen, integrated washbasin and WC and heated towel rail.

Bedroom 1 11'10 x 12'0 (3.61m x 3.66m)



Has built in wardrobes housing wall mounted combination gas boiler and central heating radiator.

Bedroom 2 11'0 x 7'7 (3.35m x 2.31m)



Has central heating radiator.

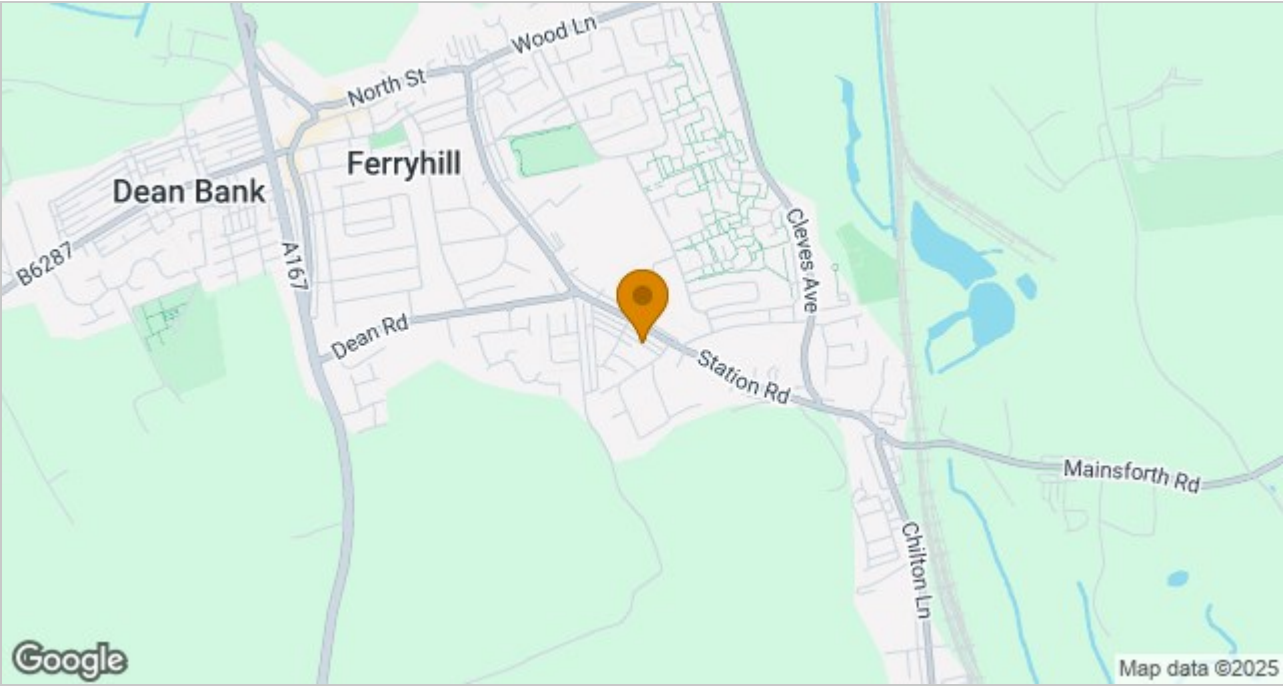
Exterior

Has enclosed rear courtyard.

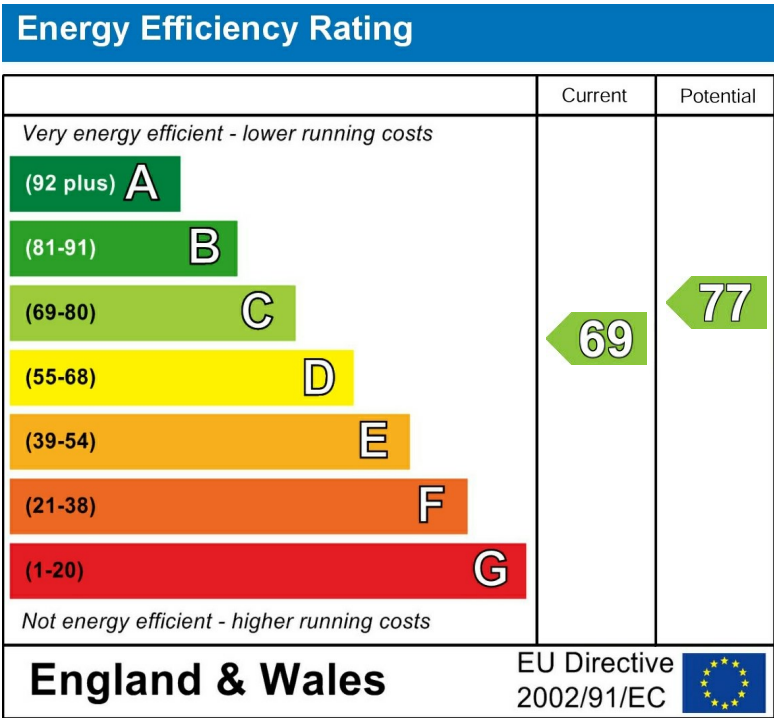
Disclaimer

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.

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.