



24 Magdalene Place, Ferryhill, DL17 8BA

£54,950

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

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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