

Peter Clark

Property Services Ltd.



85 Dean Park, Ferryhill, DL17 8HS

£199,950

A four bedroom detached house occupying a most pleasant location on this popular development. The property offers ideal family sized living accommodation which has gas central heating and double glazing. The entrance hall has a downstairs cloakroom/ WC and opens on to a pleasant lounge through to the dining room and at the rear is a North facing conservatory. The attractive fitted kitchen has a good range of units and built in appliances and a useful utility area. On the first floor is the master bedroom with built in wardrobe and en-suite, three further bedrooms and a family bathroom. Outside are gardens front and rear with good sized driveway and integral garage. Available with no upward chain we would recommend an early inspection.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY

Tel: 01740 657777 Email: donna@peterclarkpropertyservices.co.uk <https://www.peterclarkpropertyservices.co.uk>

Ground Floor

Entrance Hall

Has UPVC entrance door, staircase to first floor and central heating radiator.

Cloakroom WC



Has white suite comprising WC, wash basin, tiled walls and heated towel rail.

Lounge 16'3 x 10'4 (4.95m x 3.15m)



Has feature fire surround inset with flame effect electric fire and central heating radiator.

Dining Room 8'10 x 8'5 (2.69m x 2.57m)



Has central heating radiator and patio doors opening on to conservatory.

Conservatory



UPVC double glazed with central heating radiator and door to rear garden.

Kitchen 10'8 x 8'3 (3.25m x 2.51m)



Has attractive range of fitted wall and floor units, laminate work surfaces, inset sink unit, built in electric oven, hob and extractor canopy.

Utility



Has laminate work surface, plumbing for auto washer and tumble drier, base units and wall mounted gas boiler. UPVC entrance door and access to garage.

First Floor

Landing

With access to loft

Bedroom 1 11'3 x 9'9 (3.43m x 2.97m)



Has built in wardrobes, central heating radiator off to En- Suite

En-Suite



Has white suite comprising WC, wash basin, shower cubicle wit electric shower, heated towel rail, tiled walls.

Bedroom 2 9'7 x 8'8 (2.92m x 2.64m)



Has built in wardrobes and central heating radiator.

Bedroom 3 11'1 x 7'5 (3.38m x 2.26m)



Has central heating radiator.

Bedroom 4 8' x 6'11 (2.44m x 2.11m)



Has central heating radiator.

Bathroom WC



Has white suite comprising paneled bath, pedestal wash basin, WC, tiled walls and central heating radiator.

Exterior

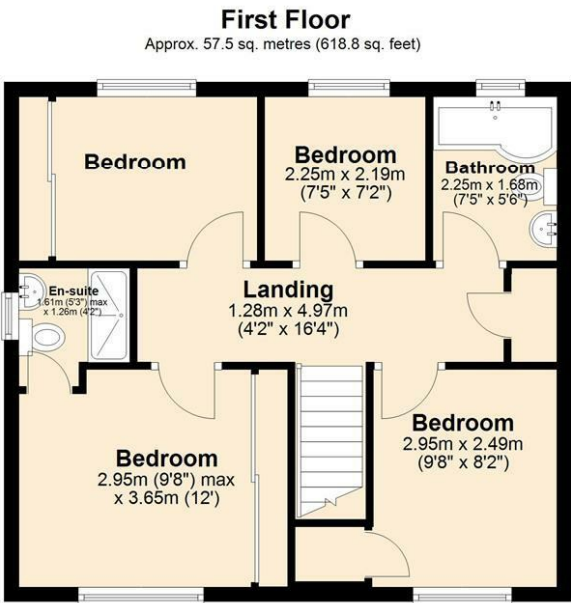
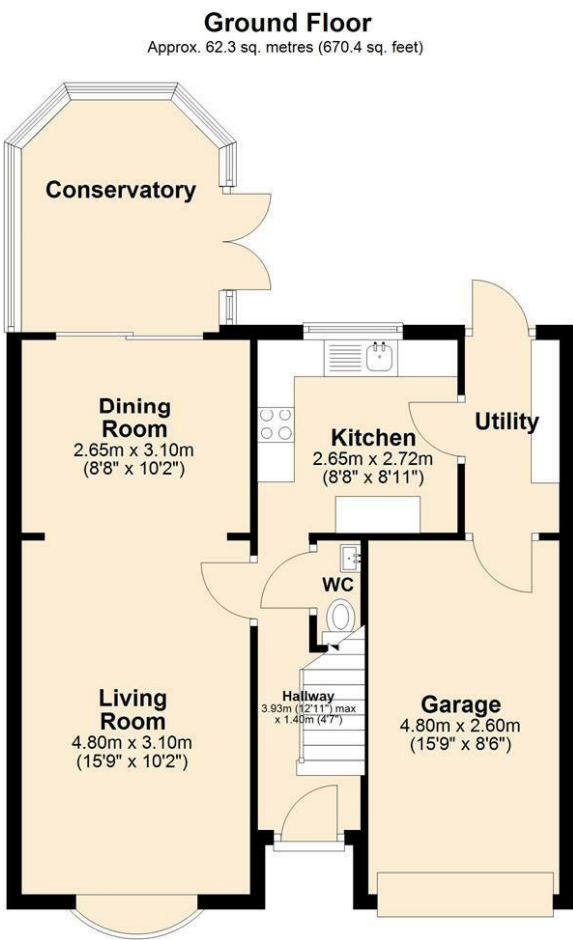


Front garden area with drive way leading to integral garage. Enclosed rear garden with paved patio and raised lawn area.

Disclaimer

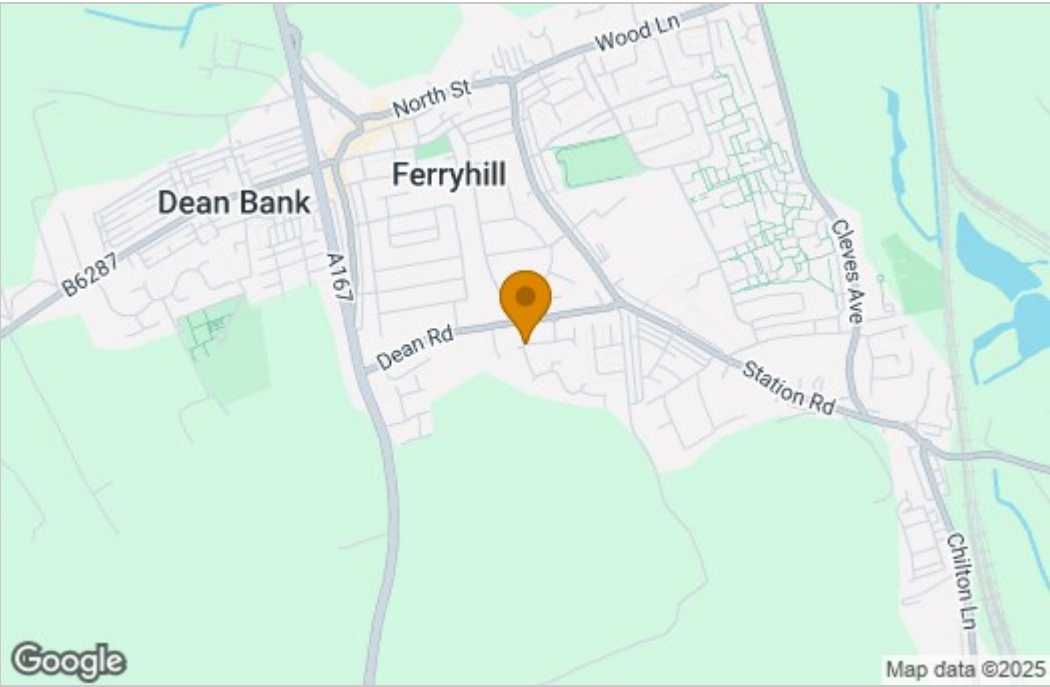
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. 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

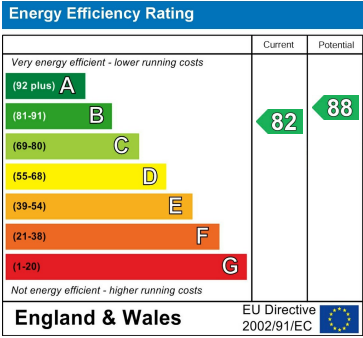


Total area: approx. 119.8 sq. metres (1289.2 sq. feet)
85 Dean Park, Ferryhill

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.