



**25 Cavendish Court, Ferryhill, DL17 8PY**

**£189,950**

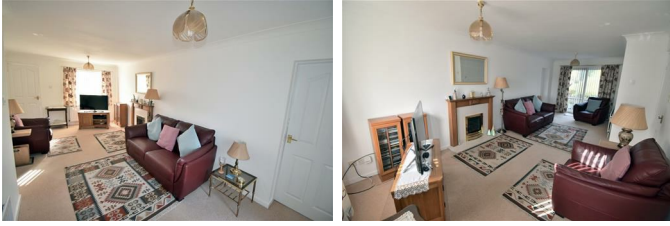
We are pleased to offer to the market this very well presented extended three bedroom detached property in this most sought after location in Ferryhill. The property benefits from gas central heating, double glazing, a pleasant lounge with feature fireplace, separate dinning room, modern high gloss fitted kitchen / breakfast room with built in appliances, downstairs cloakroom, three good sized bedrooms, shower room, driveway, garage and beautifully kept gardens to both front and rear. An ideal family home newly decorated and available with no onward chain, we would recommend an early internal inspection.

## Ground Floor

### Entrance Vestibule

Has composite entrance door and central heating radiator.

### Lounge 10'10 x 23'6 (3.30m x 7.16m)



Has coved ceiling, feature fire surround with inset electric living flame fire, central heating radiators and UPVC patio doors leading out onto rear garden.

### Dining Room 9'8 x 11'11 (2.95m x 3.63m)



Has coved ceiling and central heating radiator.

### Kitchen/Breakfast Room 16'7 x 10'1 (5.05m x 3.07m)



Has a range of fitted high gloss wall and base units, tiled splash backs, composite work surfaces, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, built in double oven with ceramic hob and stainless steel extractor canopy, integrated dishwasher, tiled floor, central heating radiator and UPVC entrance door.

### Downstairs Cloakroom

Has white suite comprising: WC, hand wash basin and wall mounted gas boiler.

### First Floor Landing

Has spindle stair head, loft access and central heating radiator.

### Bedroom 1 10'5 x 12'0 (3.18m x 3.66m)



Has coved ceiling and central heating radiator.

### Bedroom 2 12'11 x 11'4 (3.94m x 3.45m)



Has coved ceiling and central heating radiator.

### Bedroom 3 7'2 x 10'4 (2.18m x 3.15m)



Has coved ceiling and central heating radiator.

## Shower Room



Has white suite comprising: corner shower cubicle with electric shower, Hand wash basin, WC, vanity unit and mirror, chrome heated towel radiator, part tiled walls and storage cupboard housing water tank.

## Exterior

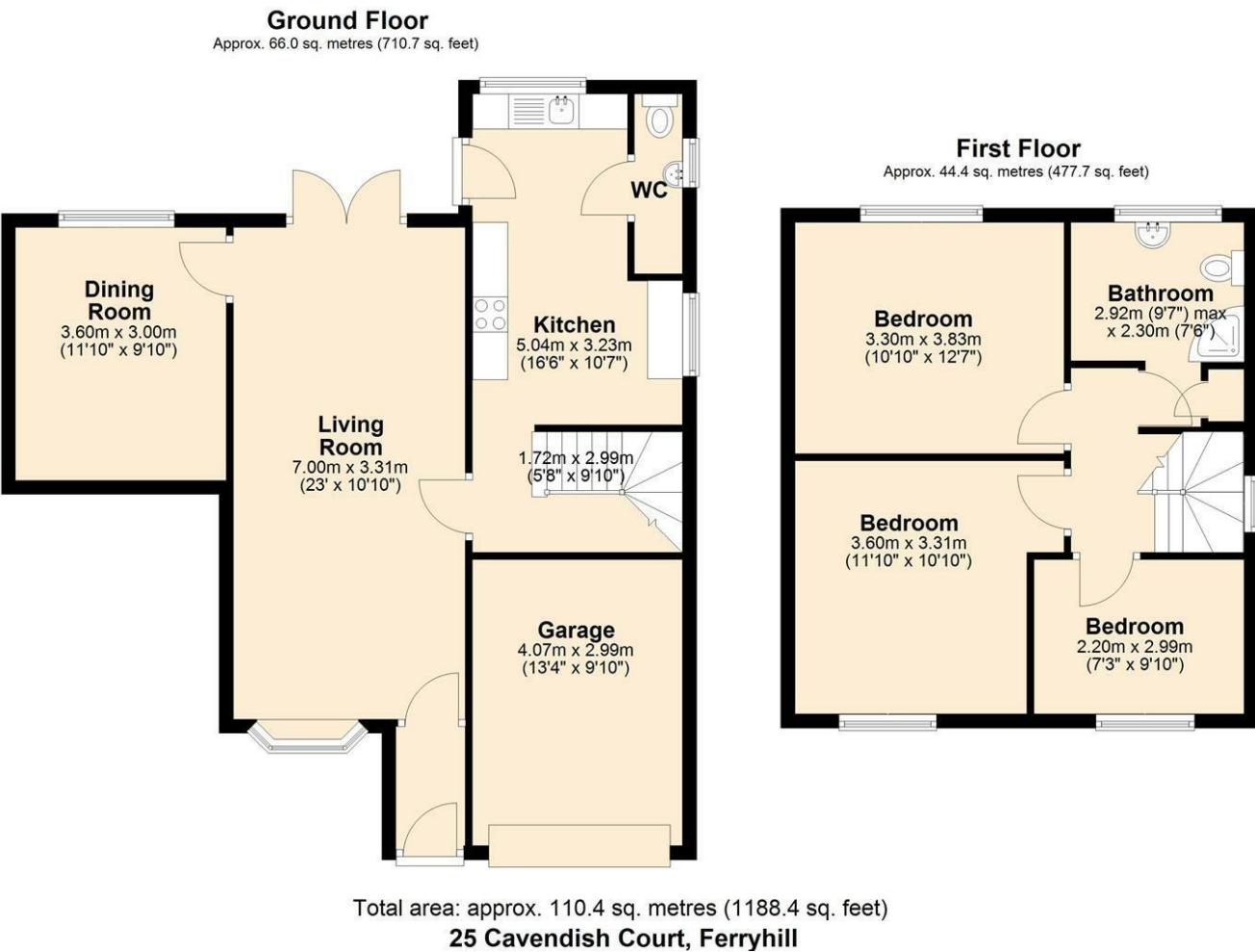


to the front of the property is a driveway offering off road parking which leads to a single garage, garden laid to lawn with flower borders. To the rear is a patio area and beautifully kept garden laid to lawn with mature trees and shrubs.

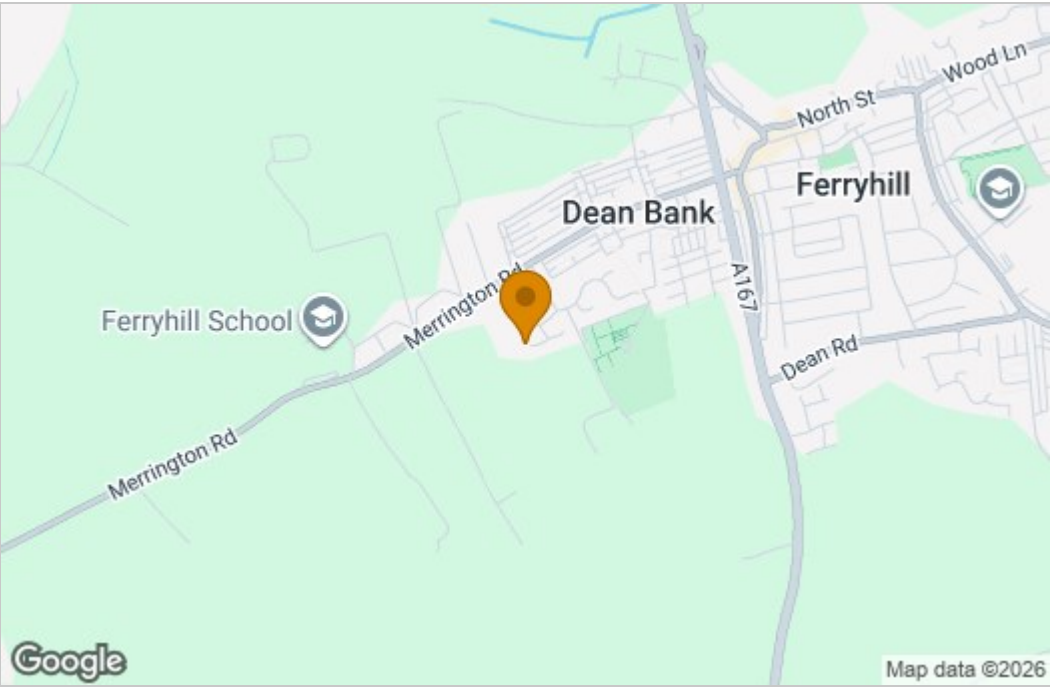
## Disclaimer

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.

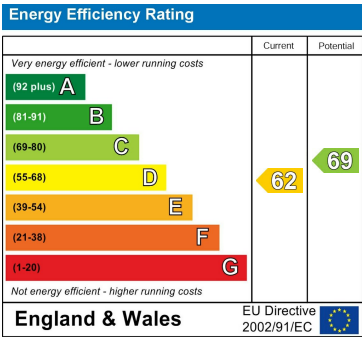
Floor Plan



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.