



**41 Cleves Court, Ferryhill, DL17 8RA**

**£154,950**

We are pleased to offer to the market this two bedroom detached bungalow in this most sought after location of Ferryhill. The property benefits from gas central heating, double glazing, fitted kitchen, coloured bathroom suite, conservatory, gardens, off road parking and garage. An internal inspection is recommended.

## Ground Floor

### Entrance Hall

Has UPVC entrance door and central heating radiator.

### Lounge 12'0 x 16'4 (3.66m x 4.98m)



Has coved ceiling, central heating radiator and feature fire surround with living flame electric fire.

### Inner Hall

Has storage cupboard housing combination gas boiler.

### Bathroom WC



Has pink coloured suite comprising: panel bath, hand wash basin, WC, tiled walls and central heating radiator.

### Bedroom 1 9'0 x 12'7 (2.74m x 3.84m)



Has coved ceiling, central heating radiator and fitted sliding door wardrobes.

### Bedroom 2 8'8 x 10'4 (2.64m x 3.15m)



Has coved ceiling, central heating radiator and UPVC sliding patio doors leading into the conservatory.

### Conservatory 9'0 x 9'4 (2.74m x 2.84m)



Has laminate flooring and UPVC patio doors leading out onto rear garden.

### Kitchen 7'3 x 11'0 (2.21m x 3.35m)



Has a range of fitted wall and base units, laminate work surfaces, tiled splash backs, inset sink unit with mixer tap, built in electric oven with gas hob and extractor canopy, plumbing for automatic washing machine, coved ceiling, central heating radiator and UPVC entrance door leading outside.

### Exterior

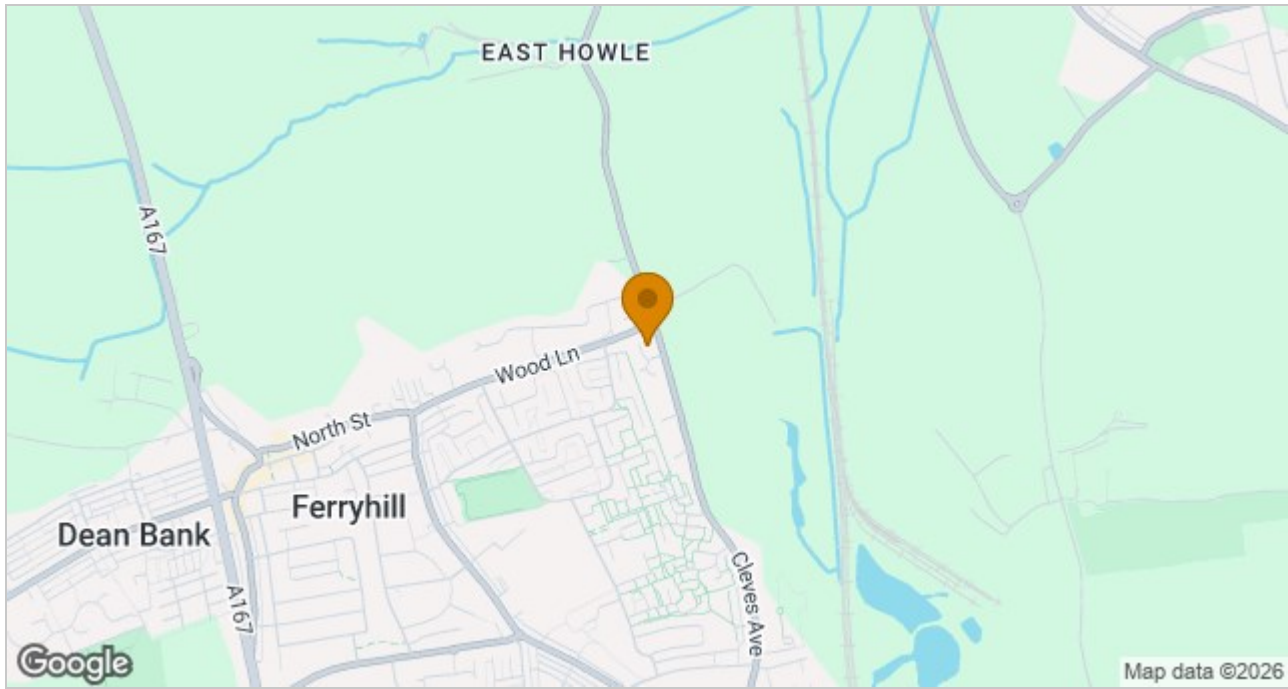


Has front garden laid to lawn off road parking for up to two vehicles and single garage. To the rear of the property is an enclosed garden laid to lawn with greenhouse, mature trees and shrubs.

### 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.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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