



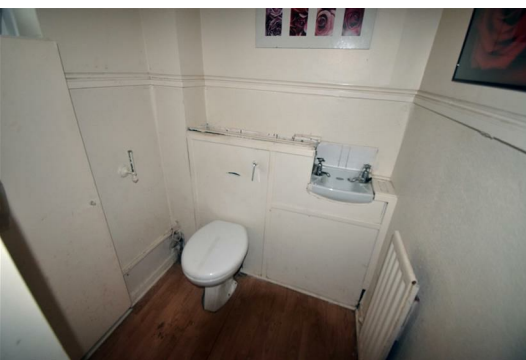
## 27 Hambleton Way

Chilton, Ferryhill, DL17 0RB

£70,000



We are pleased to offer to the market this three bedroom mid-terraced property in Chilton, close to local schools and shops. The property benefits from gas central heating, double glazing, a lounge/ dining room, fitted kitchen, downstairs WC, white family bathroom suite, and gardens to both front and rear. An internal inspection is recommended, available with no onward chain.



Ground Floor

Entrance Hall

Has UPVC entrance door.

Downstairs Cloakroom

Has white suite comprising: WC, hand wash basin and central heating radiator.

Lounge / Dining Room 21'5 x 10'11 (6.53m x 3.33m)

Has laminate flooring, central heating radiator, wood burning stove with tiled hearth and UPVC French doors leading out onto rear garden.

Kitchen 10'6 x 10'2 (3.20m x 3.10m)

Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit, plumbing for automatic washing machine, laminate flooring and central heating radiator.

First Floor Landing

Bedroom 1 13'2 x 10'2 (4.01m x 3.10m)

Has central heating radiator.

Bedroom 2 10'11 x 10'0 (3.33m x 3.05m)

Has central heating radiator.

Bedroom 3 8'10 x 7'11 (2.69m x 2.41m)

Has central heating radiator and storage cupboard housing combination gas boiler.

Bathroom WC

Has white suite comprising: panel bath, WC, handwash basin, laminate flooring and central heating radiator.

Exterior

Has front garden laid to lawn and enclosed rear garden.

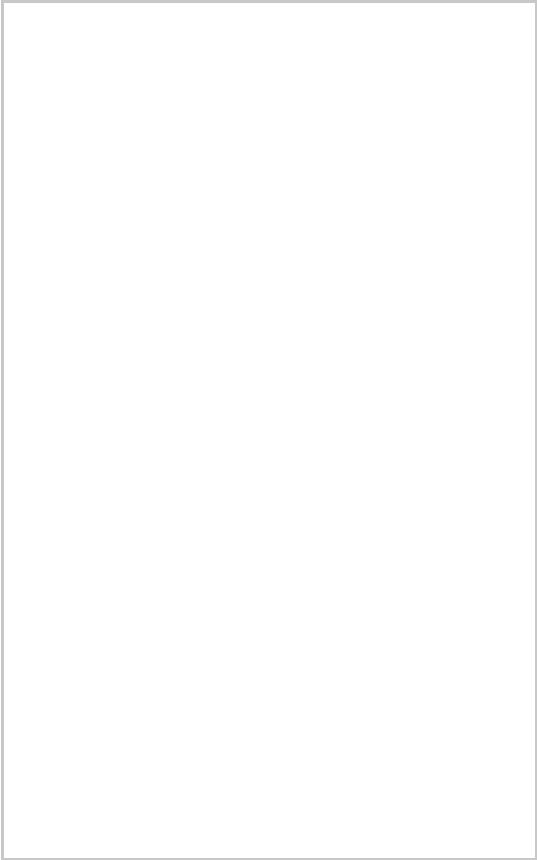
Disclaimer

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.

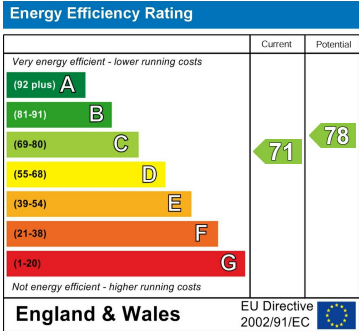
Area Map



Floor Plans



Energy Efficiency Graph



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