



**14 Cragside, Ferryhill, DL17 0QP**

**£105,000**

We are pleased to offer to the market this two bedroom semi-detached property occupying a particularly sought after location in Chilton. Ideal for first time buyers the property benefits from gas central heating, double glazing, has a lounge, fitted kitchen, breakfast room/ sitting room, rear porch/ utility, modern white family bathroom suite, two good sized bedrooms, gardens to both front and rear with substantial workshop and off road parking. Viewing is well recommended for this comfortable home.

## Ground Floor

### Entrance Porch

Has UPVC entrance door.

### Lounge 10'0 x 19'8 (3.05m x 5.99m)



Has feature fireplace with living flame electric fire and central heating radiators.

### Kitchen 7'4 x 11'6 (2.24m x 3.51m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, part tiled walls, plumbing for automatic washing machine. central heating radiator.

### Breakfast Room/ Sitting Room 8'9 x 10'5 (2.67m x 3.18m)



Has central heating radiator.

### Rear Porch/Utility 11'0 x 6'7 (3.35m x 2.01m)



Has UPVC stable style split door, venting for tumble dryer and laminate worksurface.

### Bedroom 1 9'7 x 17'2 (2.92m x 5.23m)



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

### Bedroom 2 10'0 x 10'9 (3.05m x 3.28m)



Has coved ceiling and central heating radiator.

## Bathroom/WC



PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Has white suite comprising: panel bath with mixer tap and shower head, hand wash basin, WC, part tiled walls and central heating towel radiator.

## Exterior

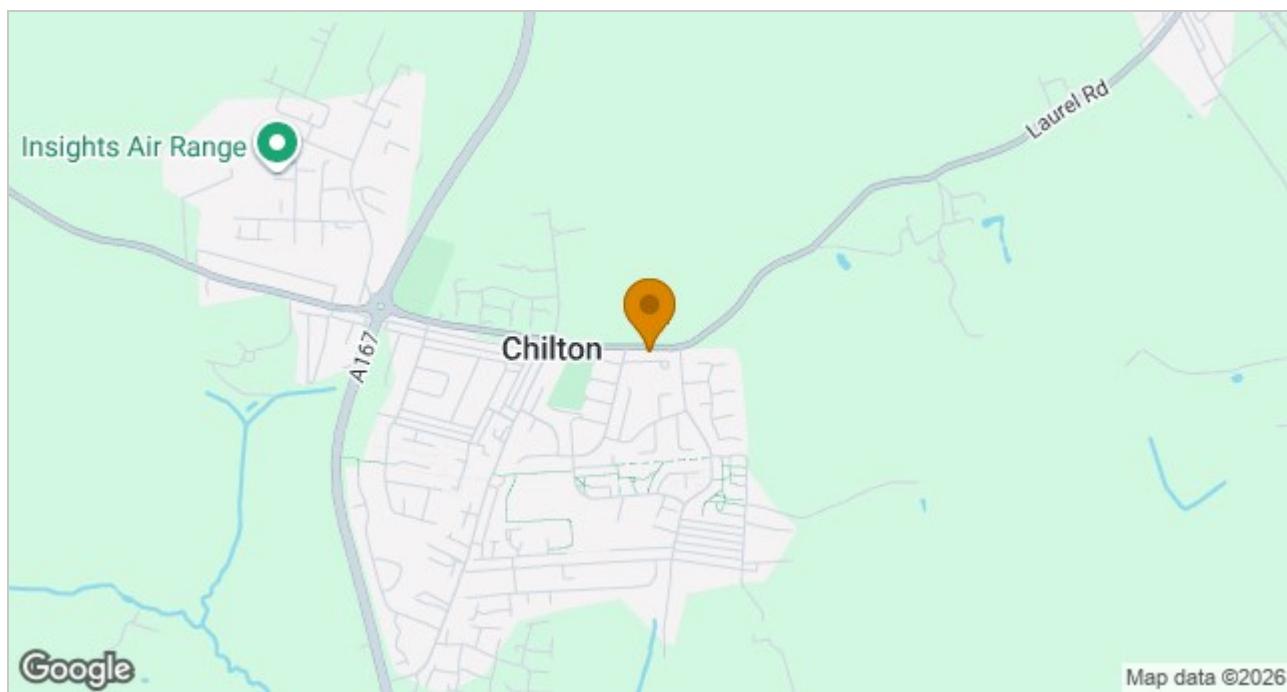


Has gravelled front garden with mature trees and shrubs and enclosed rear garden with artificial lawn, mature trees and shrubs with paved patio area, large insulated workshop with power and lighting and off road parking.

## 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 CAN NOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE

## 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>		
(55-68) <b>D</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	

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.