



**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.

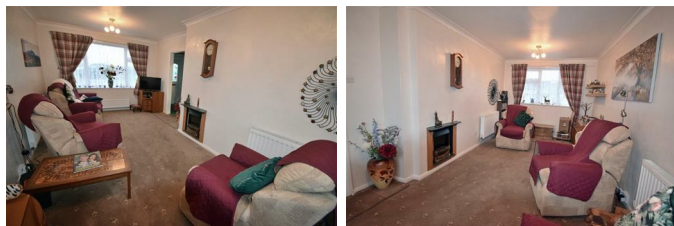


## Ground Floor

### 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



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

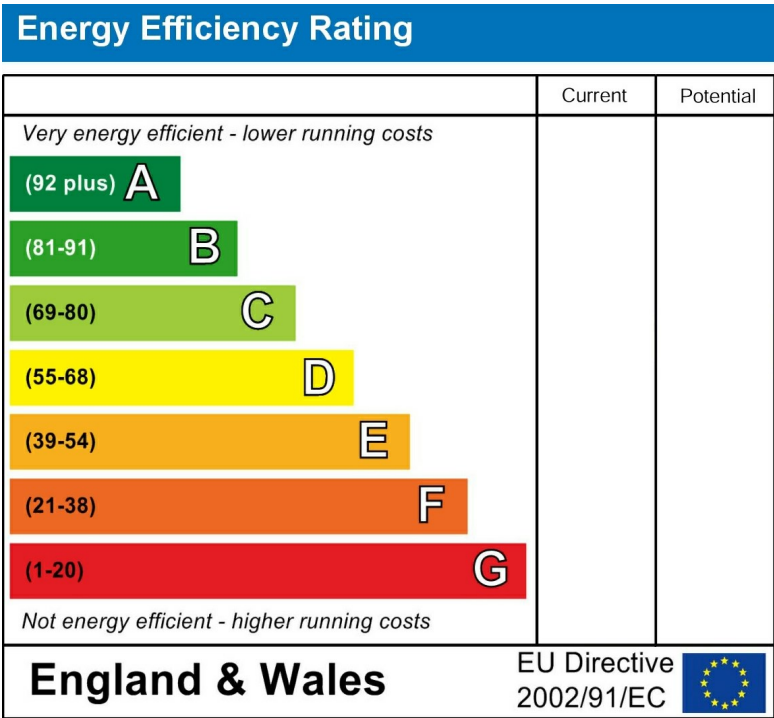
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Area Map



Energy Efficiency Graph



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