

# Peter Clark

Property Services Ltd.



**5 Saddler Street, Ferryhill, DL17 8LE**

**£54,950**

Rarely available on the market a two bedroom terraced house occupying a particularly convenient location just a short walk to the town centre. The property has gas central heating is double glazed and is available with no onward chain. The lounge leads on to an attractive fitted kitchen with integrated appliances and a shower room / WC. On the first floor are two bedrooms and outside is a forecourt garden and an enclosed rear yard. Ideal for first time buyers we would recommend an early inspection.

## Ground Floor

### Entrance Vestibule

Has UPVC entrance door.

### Lounge 16'9 x 15'6 (5.11m x 4.72m)



Has coved ceiling, feature fire surround and central heating radiator.

### Kitchen 6'7 x 10'5 (2.01m x 3.18m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, built in electric oven with gas hob and extractor unit, built in under counter fridge, plumbing for automatic washing machine, tiled floor, central heating radiator and UPVC entrance door.

### Shower Room / WC



Has white suite comprising: WC, hand wash basin, shower cubicle with mixer shower, tiled walls and chrome central heating towel radiator.

## First Floor

### Bedroom 1 11'3 x 9'9 (3.43m x 2.97m)



Has built in sliding mirrored wardrobes

### Bedroom 2 9'2 x 6'10 (2.79m x 2.08m)



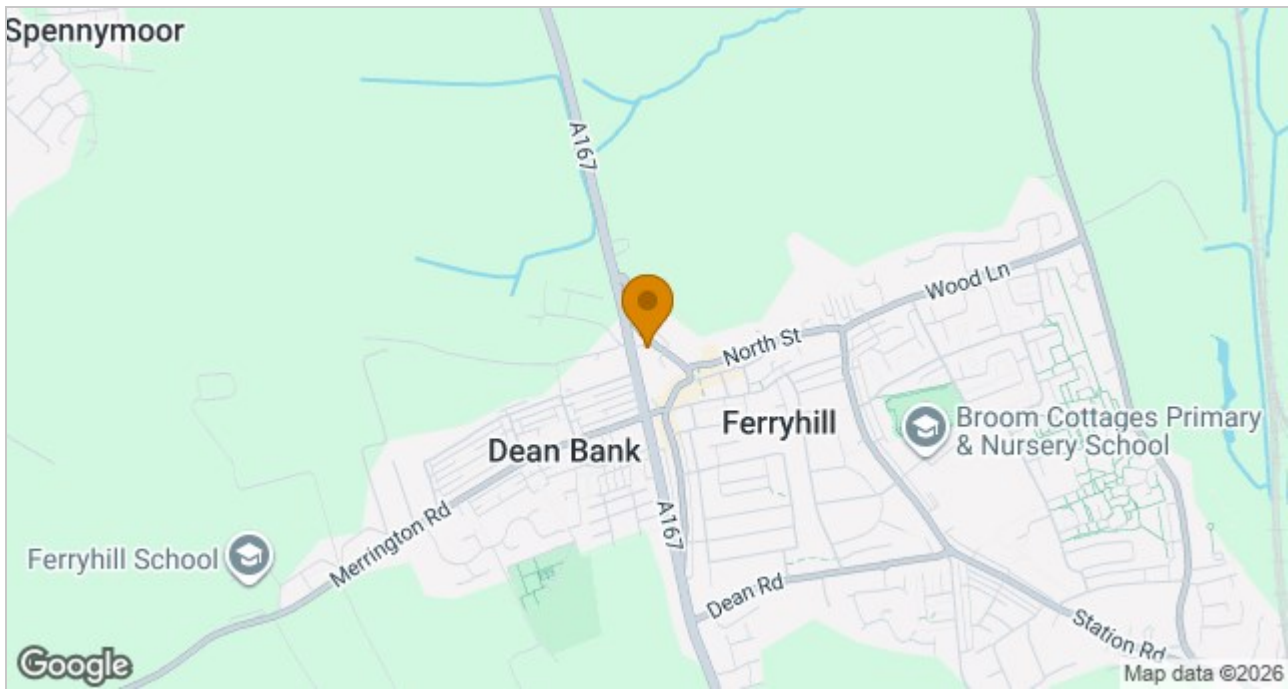
## Exterior

Has forecourt garden and enclosed rear courtyard.

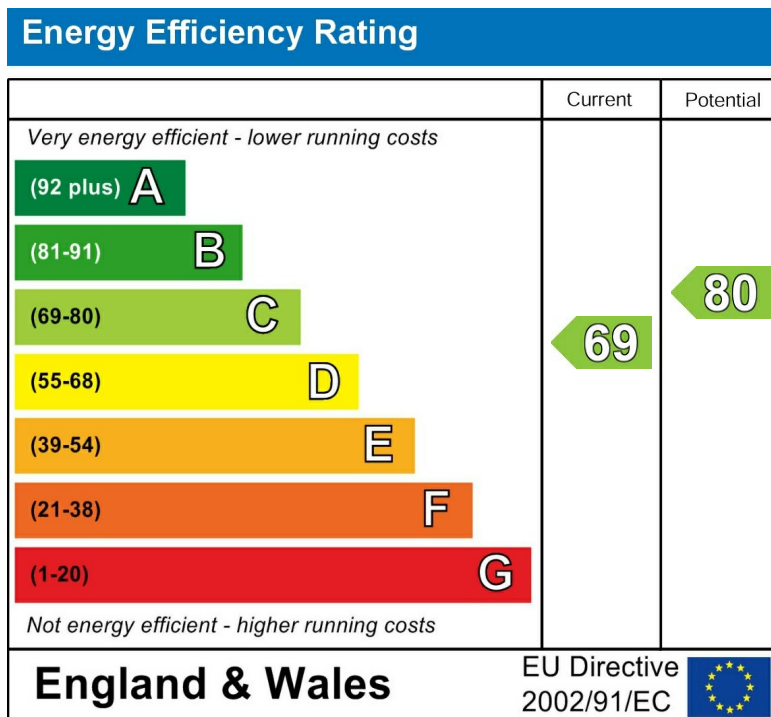
## Disclaimer

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## Area Map



## Energy Efficiency Graph



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