

Peter Clark

Property Services Ltd.



12 Bamburgh Road, Ferryhill, DL17 8QH

£109,950

Rarely available on the market this two bed roomed mid-link house in this most sought after location in the Wood Lane area of Ferryhill. The property has been much improved by the present owner to include; gas central heating, double glazing, attractive fitted kitchen, pleasant lounge with multifuel stove, to the first floor are two good size bedrooms and modern white bathroom suite, outside is a garage, patio area and front garden. We would recommend an early viewing for this ideal starter home.

Ground Floor

Entrance Porch

Has UPVC entrance door.

Lounge 14'8" x 13'4" (4.47 x 4.06)



Has laminate flooring, bow window, fire place inset with multi-fuel stove, coved ceiling, central heating radiator and spindle staircase to the first floor.

Kitchen / Dining Room 14'8" x 9'10" (4.47 x 3.00)



Has an attractive range of high gloss fitted wall and base units, laminate work surfaces, inset composite sink unit with mixer tap, built under electric oven with gas hob and stainless steel extractor canopy, ceramic tiled walls to kitchen area, wall mounted combination gas boiler, plumbing for automatic washing machine, storage cupboard, coved ceiling and ceiling spotlights. Dining Area with laminate flooring central heating radiator and composite entrance door leading onto the rear garden.

First Floor

Landing

Has loft access.

Bedroom 1 14'8" x 10'3" (4.47 x 3.12)



Has storage cupboard and central heating radiator.

Bedroom 2 13'10" x 8'2" (4.22 x 2.49)



Has central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath with electric shower over, hand wash basin, WC, tiled walls, tiled floor and chrome heated towel radiator.

Exterior

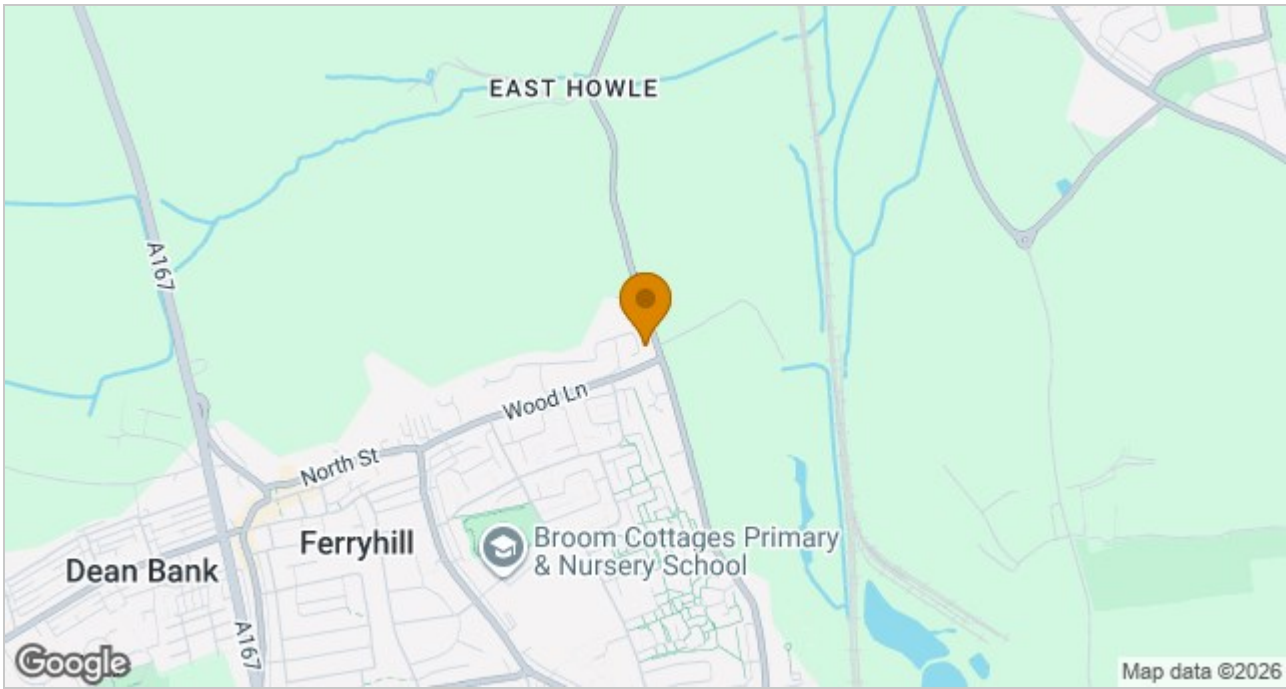


Has lawned front garden with open views and rear patio garden with detached garage.

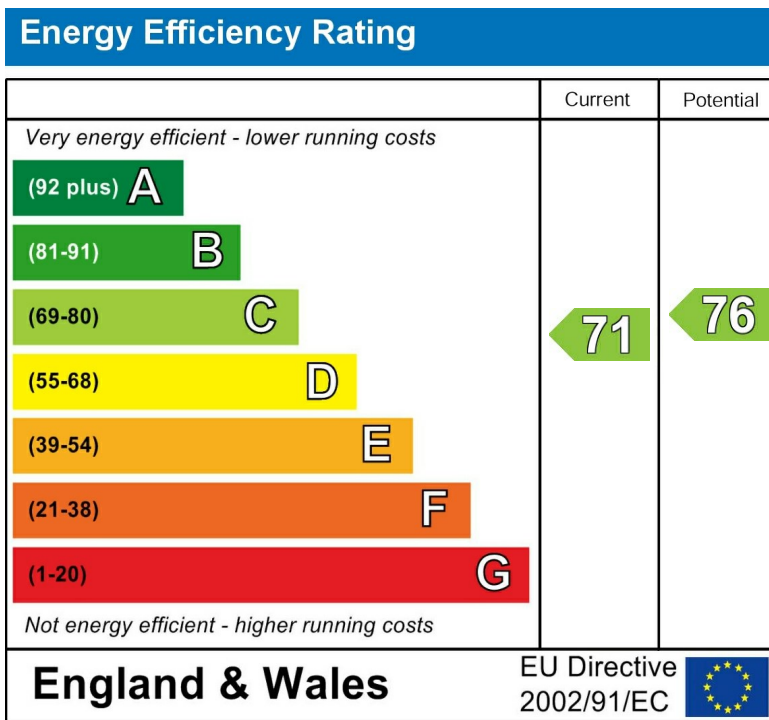
Disclaimer

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.