



## 5 Bede Terrace, Ferryhill, DL17 8AJ

**£64,950**

We are pleased to offer to the market this lovely two bedroom mid-terraced property, priced within reach of first time buyers, conveniently located close to local schools and shops and within walking distance of the town centre. The property has been well maintained by the present owners and benefits from gas central heating, double glazing a lounge with bay window, dining room with feature log burning stove, attractive fitted kitchen with built in appliances, conservatory, modern bathroom suite, forecourt garden and enclosed rear courtyard. Available with no onward chain and well recommended for viewing.

## Ground Floor

### Entrance Vestibule

Has composite entrance door with slam lock and staircase leading to the first floor.

### Lounge 10'5 x 10'2 (3.18m x 3.10m)



Has tiled floor, coved ceiling, central heating radiator and built in alcove shelving.

### Dining Room 10'6 x 11'1 (3.20m x 3.38m)



Has tiled floor, feature log burning stove, built in alcove storage cupboards and shelving and UPVC patio doors leading to rear conservatory.

### Conservatory 6'10 x 7'6 (2.08m x 2.29m)



Has tiled floor and UPVC patio doors leading out onto rear courtyard.

## Kitchen



Has a range of fitted wall and base units, laminate work surfaces, tiled splash backs, inset sink unit with mixer tap, built in double electric oven and hob with extractor hood, contemporary central heating radiator, ceiling spotlights and plumbing for automatic washing machine, tiled floor and ceiling spotlights.

## Downstairs Bathroom/WC



Has white suite comprising: shower bath with mixer shower over, vanity unit with built in hand wash basin, WC, tiled floor and contemporary central heating radiator.

## First Floor Landing

Has loft access

### Bedroom 1 13'10 x 10'5 (4.22m x 3.18m)



Has central heating radiator and built in wardrobes.

### Bedroom 2 9'5 x 11'2 (2.87m x 3.40m)



Has central heating radiator, storage cupboard housing wall mounted combination gas boiler.

### Exterior

Forecourt garden and enclosed rear yard.

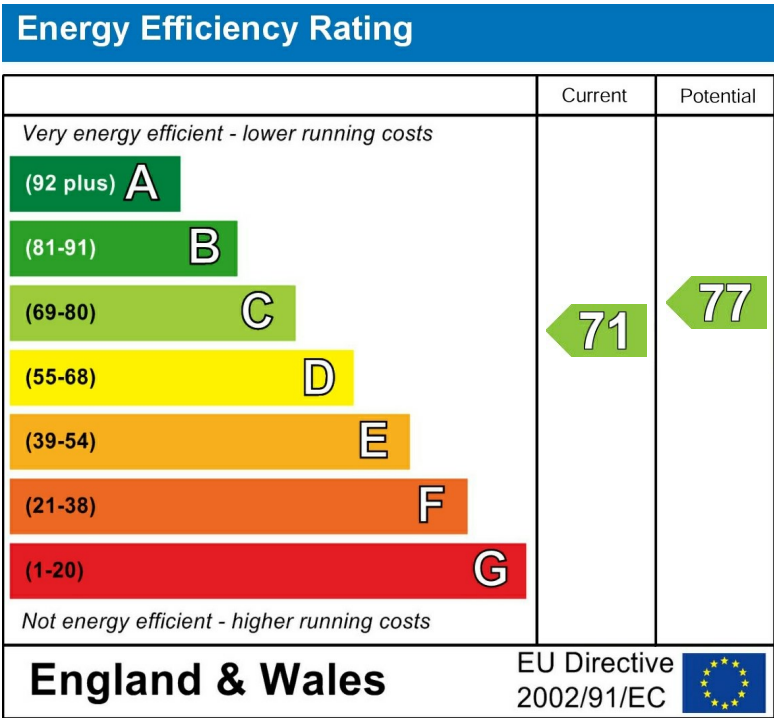
### Disclaimer

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



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