

# Peter Clark

Property Services Ltd.



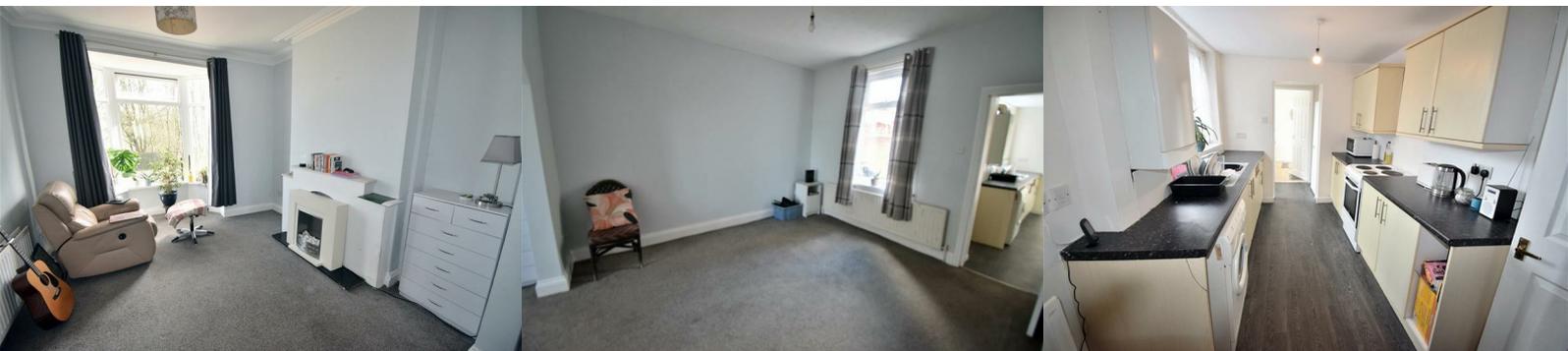
## 18 Ferversham Terrace

, Ferryhill, DL17 0BW

£57,950



We are pleased to offer to the market this three bedroom mid-terraced property in Ferryhill, close to local schools and shops and with bus links to the town centre and surrounding towns and villages. The property has been well maintained by the present owner and benefits from gas central heating, double glazing, fitted kitchen, white family bathroom suite and enclosed rear courtyard.



## Ground Floor

### Entrance Hall

Has UPVC entrance door, central heating radiator and staircase leading to the first floor.

### Lounge 11'1 x 11'1 (3.38m x 3.38m)

Has bay window, feature fire surround with pebble effect electric fire, coved ceiling and central heating radiator.

### Dining Room 11'4 x 12'2 (3.45m x 3.71m)

Has central heating radiator.

### Kitchen 12'1 x 7'1 (3.68m x 2.16m)

Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, wall mounted combination gas boiler, plumbing for automatic washing machine, central heating radiator and storage cupboard.

### Rear Lobby

Has laminate flooring and UPVC entrance door.

### Downstairs Bathroom/WC

Has white suite comprising: panel bath, WC, hand wash basin, central heating radiator and laminate flooring.

## First Floor Landing

### Bedroom 1 10'8 x 14'8 (3.25m x 4.47m)

Has central heating radiator.

### Bedroom 2 8'4 x 11'9 (2.54m x 3.58m)

Has central heating radiator.

### Bedroom 3 6'11 x 11'4 (2.11m x 3.45m)

Has central heating radiator.

## Exterior

Has enclosed rear courtyard.

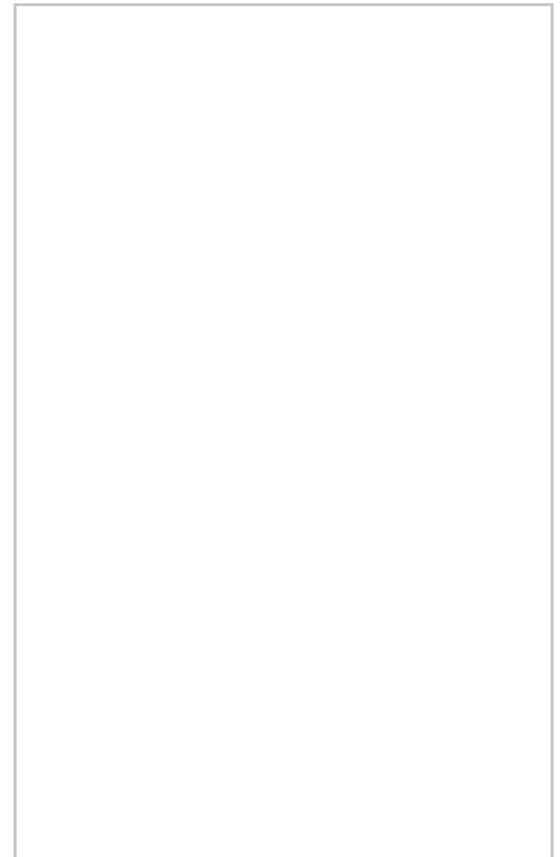
## Disclaimer

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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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