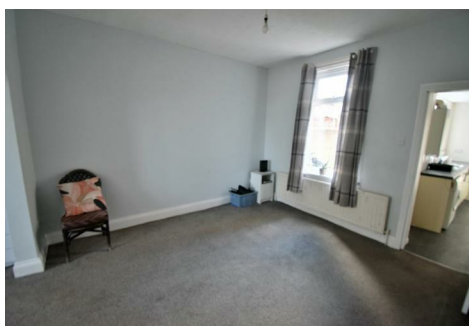


# Peter Clark

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.

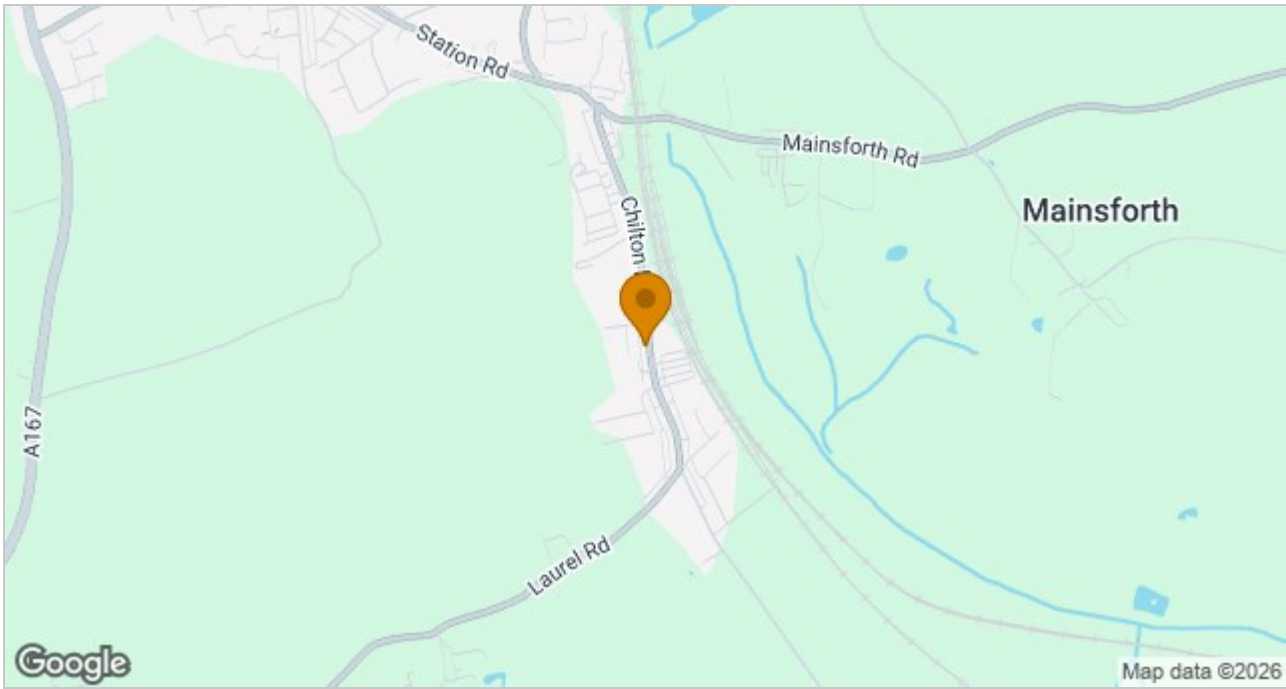
**Exterior**

Has enclosed rear courtyard.

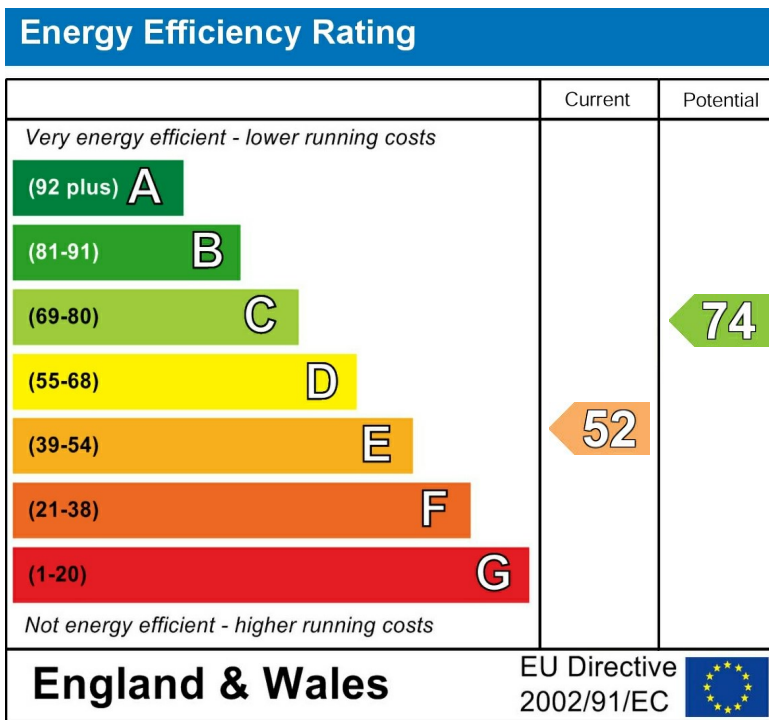
**Disclaimer**

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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