



**44 St. Aidans Way, Ferryhill, DL17 0AT**

**£129,950**

We are pleased to offer to the market this two bedroom semi-detached property on this most sought after development in Chilton, close to local schools and shops and on a good bus link to surrounding towns and villages. The property has been well maintained by the present owner and benefits from gas central heating, double glazing, downstairs WC, a pleasant lounge, high gloss fitted kitchen / breakfast room with built in appliances attractive tiled bathroom, two good size bedrooms, generous off road parking and garden. This most comfortable home will appeal to first time buyers and should be viewed internally.

## Ground Floor

### Entrance Vestibule

Has composite entrance door and central heating radiator.

### Lounge 12'3 x 13'9 (3.73m x 4.19m)



Has central heating radiator.

### Downstairs Cloakroom



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

### Kitchen 10'10 x 12'2 (3.30m x 3.71m)



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

### First Floor Landing

### Bedroom 1 12'4 x 10'7 (3.76m x 3.23m)



Has central heating radiator.

### Bedroom 2 7'0 x 12'4 (2.13m x 3.76m)



Has central heating radiator, laminate flooring and storage cupboard.

### Bathroom WC



Has white suite comprising: panel bath with mixer shower tap and glass shower screen, hand wash basin, WC, central heating radiator, tiled walls and tiled floor.

### Exterior

To the front of the property is an extensive paved driveway and garden laid to lawn to the rear of the property is an enclosed garden laid to lawn with paved patio area.

### Disclaimer

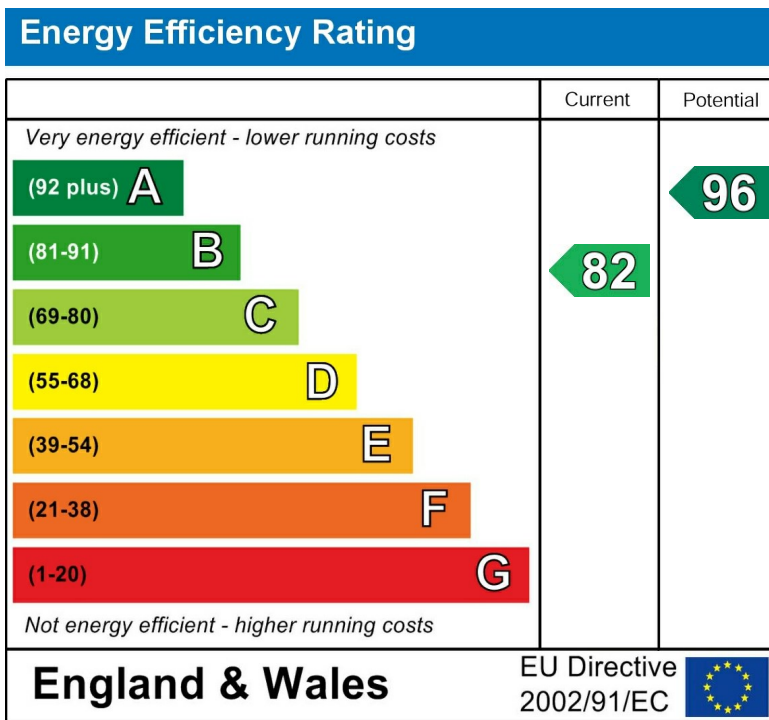
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL

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## Area Map



## Energy Efficiency Graph



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