



26 Babbacombe Drive, Ferryhill, DL17 8DA

£148,950

We are pleased to offer to the market this three bedroom semi-detached property in this most desirable location in Ferryhill, close to the town centre and local schools and shops. The property has been well maintained by the present owners and benefits from gas central heating, double glazing, fitted kitchen, white family bathroom suite, three good size bedrooms, gardens and garage. Available with no onward chain.

Ground Floor

Entrance Vestibule

Has UPVC entrance door, central heating radiator and double doors leading into lounge.

Lounge 13'7 x 12'6 (4.14m x 3.81m)



Has central heating radiator, coved ceiling and laminate flooring.

Kitchen / Dining Room 15'7 x 10'3 (4.75m x 3.12m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, stainless steel extractor canopy and splash back, plumbing for automatic washing machine, coved ceiling, laminate flooring, central heating radiator and UPVC French doors leading out onto rear garden.

First Floor

Bedroom 1 8'6 x 14'11 (2.59m x 4.55m)



Has central heating radiator and laminate flooring.

Bedroom 2 9'3 x 9'2 (2.82m x 2.79m)



Has laminate flooring, central heating radiator and storage cupboard housing combination gas boiler.

Bedroom 3 10'3 x 6'9 (3.12m x 2.06m)



Has storage cupboard and laminate flooring.

Bathroom WC



Has white suite comprising: shower bath with glass shower screen and mains shower, vanity unit with built in handwash basin, WC, tiled walls and tiled floor and central heating towel radiator.

Exterior

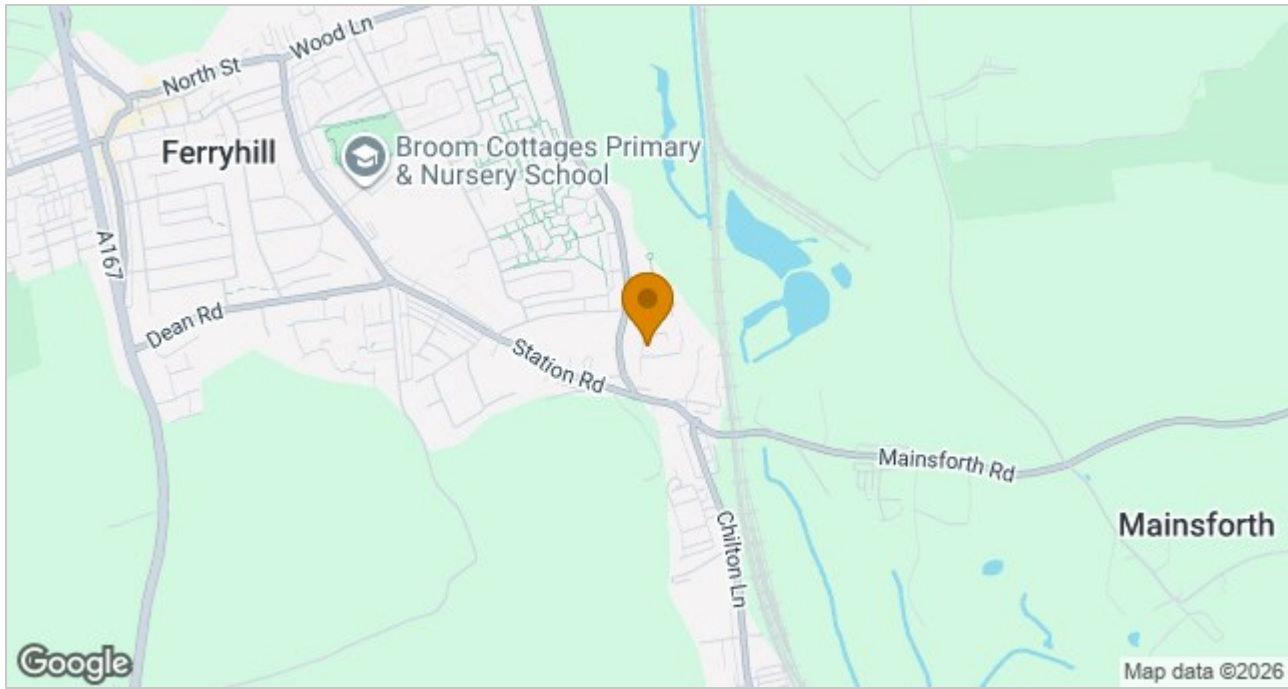


To the front of the property is a gravel laid front garden and driveway offering off road parking for a number of cars and a single garage. To the rear is an enclosed garden laid to lawn with paved patio areas.

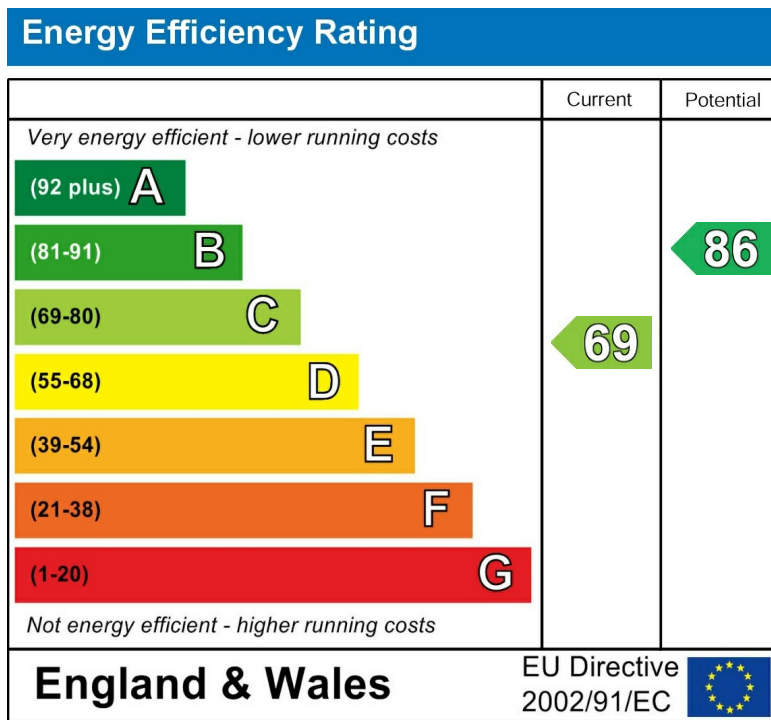
Disclaimer

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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