



7 Lanark Terrace, Ferryhill, DL17 8JA

£64,950

Viewing is well recommended for this comfortable two bedroom mid terraced house which has a particularly convenient location close to the town centre and open countryside. The property benefits from gas central heating, double glazing and is presented in excellent decorative order throughout. There is a pleasant lounge with bay window, dining room, attractive fitted kitchen with built in appliances, two good size bedrooms and a well fitted family bathroom.

Ground Floor

Entrance

Has UPVC entrance door.

Lounge 13'10 x 14'1 (4.22m x 4.29m)



Has bay window, feature fire surround with living flame gas fire and central heating radiator.

Dining Room 13'0 x 6'6 (3.96m x 1.98m)



Has tiled floor and central heating radiator.

Kitchen 13'7 x 5'6 (4.14m x 1.68m)



Has a range of fitted wall and base units, laminate work surfaces, part tiled walls, built in electric oven with gas hob, plumbing for automatic washing

machine, wall mounted combination gas boiler, tiled floor and UPVC entrance door.

First Floor Landing

Has central heating radiator.

Bedroom 1 12'10 x 10'11 (3.91m x 3.33m)



Has built in storage and central heating radiator.

Bedroom 2 9'0 x 6'5 (2.74m x 1.96m)



Has central heating radiator.

Bathroom WC



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

Exterior

Has forecourt and enclosed rear courtyard.

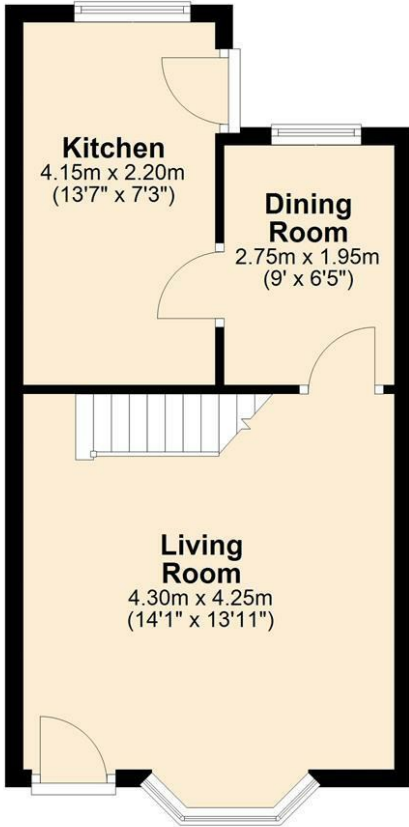
Disclaimer

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Floor Plan

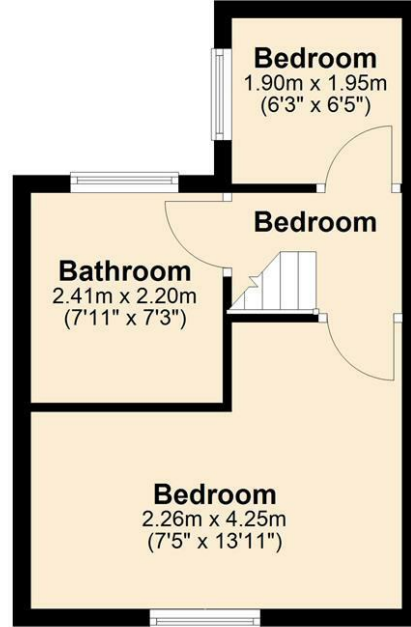
Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



First Floor

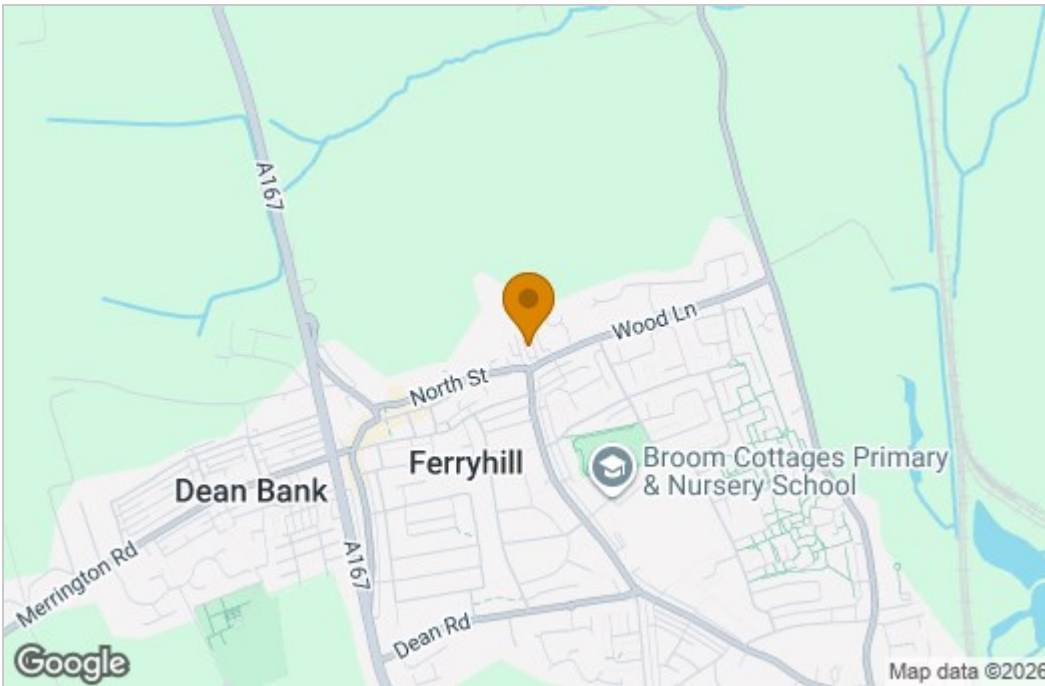
Approx. 24.2 sq. metres (260.0 sq. feet)



Total area: approx. 57.9 sq. metres (622.7 sq. feet)

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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