Peter Clark
Property Services Ltd.

7 Lanark Terrace, Ferryhill, DL17 8JA

£59,500

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.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY
Tel: 01740 657777 Email: donna@peterclarkpropertyservices.co.uk https://www.peterclarkpropertyservices.co.uk

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.

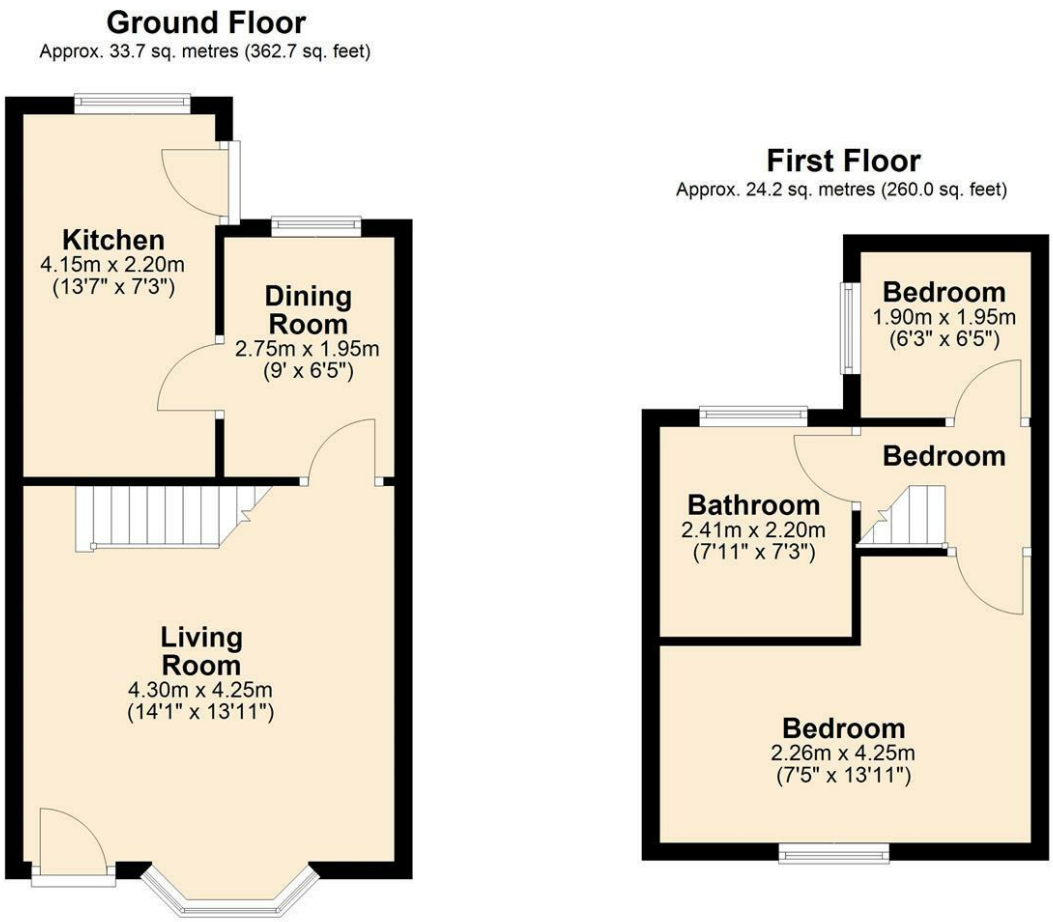
Exterior

Has forecourt and enclosed rear courtyard.

Disclaimer

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 MEASURMENTS 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.

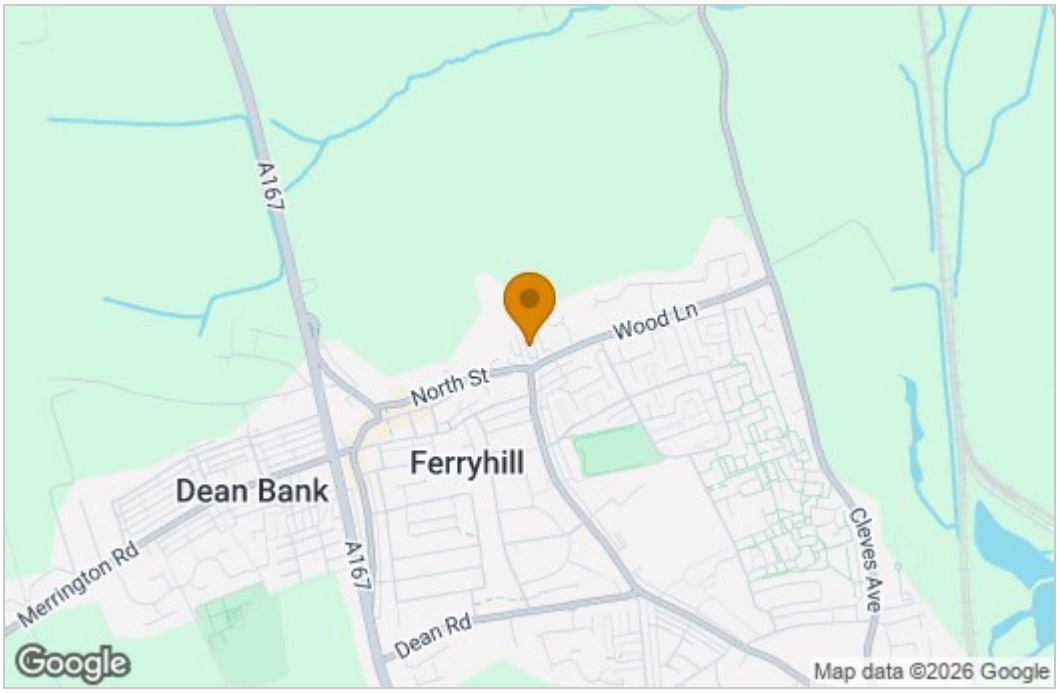
Floor Plan



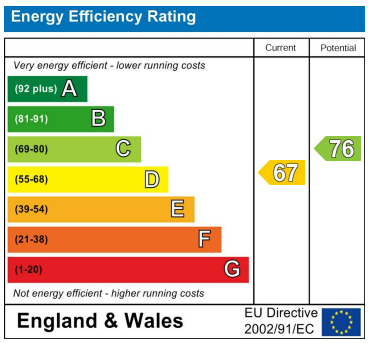
Total area: approx. 57.9 sq. metres (622.7 sq. feet)

7 Lanark Terrace, Ferryhill

Area Map



Energy Efficiency Graph



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