



14 Bede Terrace, Ferryhill, DL17 8AJ

£54,950

We are pleased to offer to the market this two bedroom mid-terraced property in this popular area of Ferryhill. The property is well presented and benefits from gas central heating, double glazing, comfortable lounge with bay window, through dining room, fitted kitchen, modern white bathroom suite, two good size bedrooms both with fitted wardrobes and enclosed rear courtyard. outside is a nearby detached garage subject to ground rent payable annually to the local authority. Available with no onward chain. we would recommend an early inspection.

Ground Floor

Entrance Hall

Has UPVC entrance door and staircase leading to the first floor.

Lounge 11'0 x 10'4 (3.35m x 3.15m)



Has bay window, coved ceiling, central heating radiator and feature fire surround with living flame electric fire.

Dining Room 15'3 x 11'3 (4.65m x 3.43m)



Has coved ceiling, central heating radiator and stone built fireplace with living flame electric fire.

Kitchen 6'10 x 8'9 (2.08m x 2.67m)



Has a range of fitted wall and base units, laminate work surfaces, tiled splashbacks, inset stainless steel sink unit with mixer tap, glass display units, built in electric oven with gas hob, plumbing for automatic washing machine and tumble dryer, coved ceiling, central heating radiator and UPVC entrance door.

First Floor

Bedroom 1 9'8 x 10'4 (2.95m x 3.15m)



Has coved ceiling, central heating radiator, built in wardrobes and storage cupboard.

Bedroom 2 11'3 x 8'0 (3.43m x 2.44m)



Has coved ceiling, central heating radiator and fitted wardrobes housing combination gas boiler.

Bathroom WC



Has white suite comprising: panel bath with mixer tap and electric shower over, WC, handwash basin, part tiled walls and central heating radiator.

Exterior



Has small forecourt to the front of the property and enclosed rear courtyard. Across the back lane is a single garage subject to an annual ground rent payable to the local authority


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

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.