



7 Hylton Road, Ferryhill, DL17 8QP

£82,950

We are pleased to offer to the market this two bedroom mid-link property in Ferryhill close to local schools and shops and a good bus link to surrounding villages and towns. The property has been well maintained by the present owner and benefits from gas central heating, double glazing, modern fitted kitchen, white family bathroom suite, two good size bedrooms and gardens to both front and rear.

Available with no onward chain.

Ground Floor

Entrance Hall

Has central heating radiator and 2x UPVC entrance doors.

Lounge 11'9 x 11'2 (3.58m x 3.40m)



Has coved ceiling and central heating radiator.

Kitchen/Dining Room 11'5 x 11'9 (3.48m x 3.58m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, glass display units, integrated electric oven and hob with glass extractor canopy, tiled splash backs, plumbing for automatic washing machine, plumbing for automatic washing machine, tiled floor, wall mounted combination gas boiler and central heating radiator.

First Floor Landing

Has storage cupboard.

Bedroom 1 17'10 x 9'10 (5.44m x 3.00m)



Has coved ceiling, fitted mirrored wardrobes, and central heating radiator.

Bedroom 2 12'10 x 9'10 (3.91m x 3.00m)

Has central heating radiator.

Bathroom WC



Has white suite comprising: panel bath with electric shower over, WC, hand wash basin, tiled walls. tiled floor and central heating radiator.

Exterior

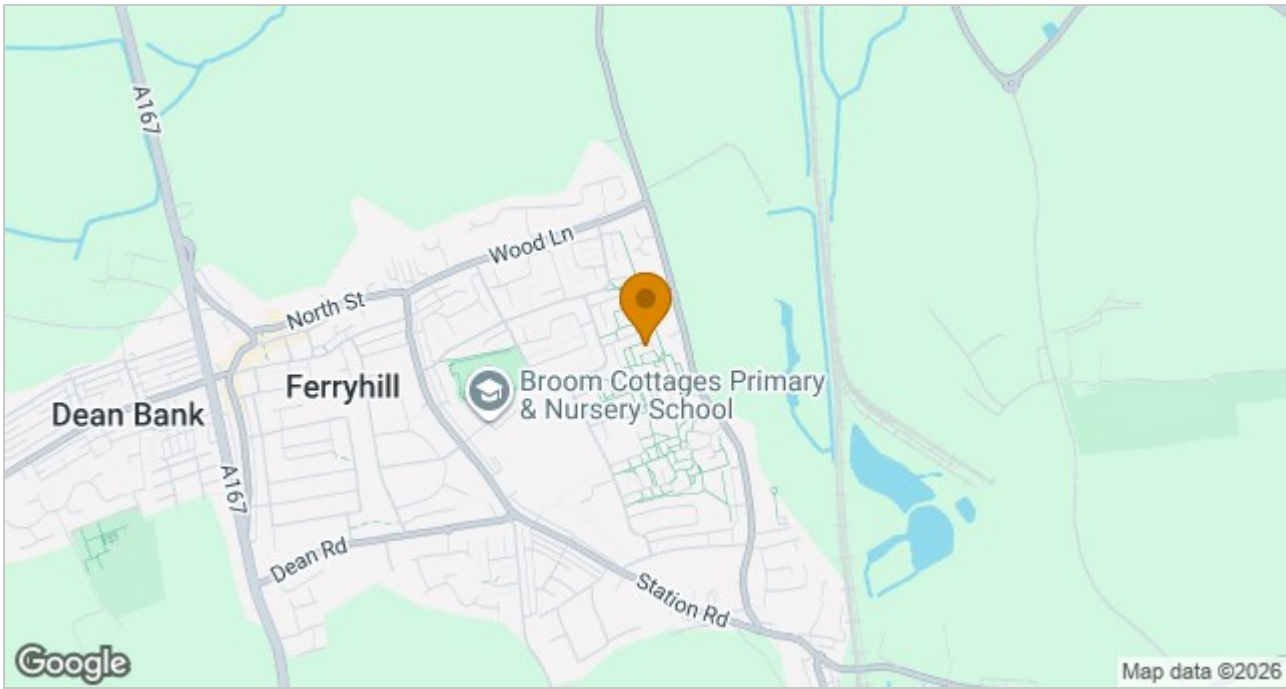


Has enclosed front garden and enclosed rear garden with paved patio area, decking area and brick built shed.


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	

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