



22 Cleves Avenue, Ferryhill, DL17 8BN

£144,950

We are pleased to offer to the market this extended three bedroom semi-detached property in this most popular area of Ferryhill, close to local schools and shops. The property benefits from gas central heating, double glazing, has a pleasant lounge with bay window and feature fire surround. dining room leading on to a conservatory, attractive fitted kitchen with built in appliances, white family bathroom suite, three good size bedrooms, off road parking and gardens to the front and rear. Available with no onward chain this will appeal to first time buyer market.

Ground Floor

Entrance Hall

Has composite entrance door, central heating radiator and staircase leading to the first floor.

Lounge 11'5 x 10'10 (3.48m x 3.30m)



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

Kitchen/Dining Room 17'9 x 10'10 (5.41m x 3.30m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in double electric oven with gas hob and stainless steel extractor canopy and glass splashback, plumbing for automatic washing machine, breakfast bar, part tiled floor and coved ceiling. Dining Room had laminate flooring, central heating radiator, coved ceiling and UPVC patio doors leading to the conservatory.

Conservatory 9'6 x 8'1 (2.90m x 2.46m)



Has laminate flooring and UPVC entrance door leading out onto rear garden.

First Floor

Bedroom 1 9'7 x 10'10 (2.92m x 3.30m)



Has bay window and central heating radiator.

Bedroom 2 9'10 x 11'2 (3.00m x 3.40m)



Has laminate flooring, central heating radiator and pine fitted wardrobes.

Bedroom 3 7'7 x 7'5 (2.31m x 2.26m)



has central heating radiator.

Bathroom WC



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

Exterior



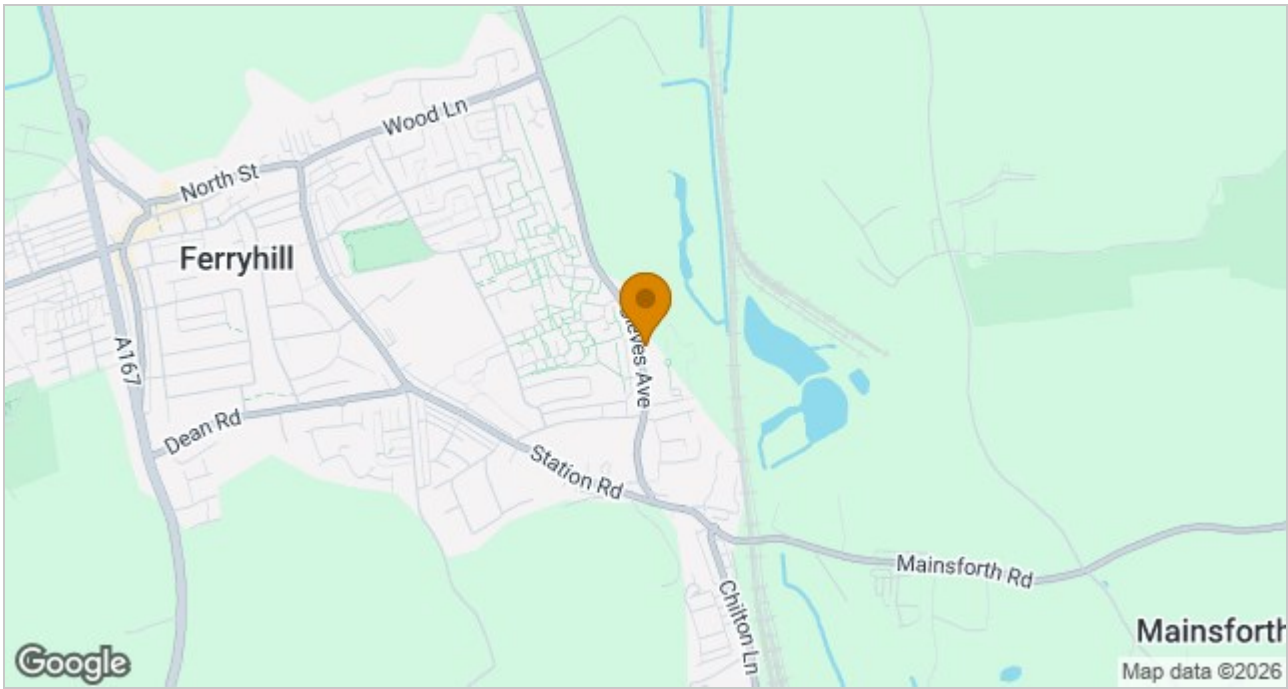
To the front of the property is a block paved driveway offering off road parking, garden land lawn with mature trees and shrubs. To the rear is an enclosed garden laid to lawn with mature trees and shrubs and large wooden garage/workshop

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

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.