



**55 Ramsay Drive, Ferryhill, DL17 8PX**

**£192,950**

An exceptional three bedroomed detached house occupying a most sought after location on this popular development. The property is presented in immaculate decorative order and boasts a good sized entrance porch, comfortable lounge, garden room with doors opening onto the rear garden, an attractive fitted kitchen/ dining room with built in appliances and breakfast bar, utility, downstairs WC, three good bedrooms and a well fitted family bathroom/WC. Outside is a front garden with driveway and side access to a lovely private enclosed rear garden with lawn, patio and a large 'Man Cave' and workshop. Ideal for a family buyer we would recommend an early viewing to appreciate this quality home.

## Ground floor

### Entrance Porch

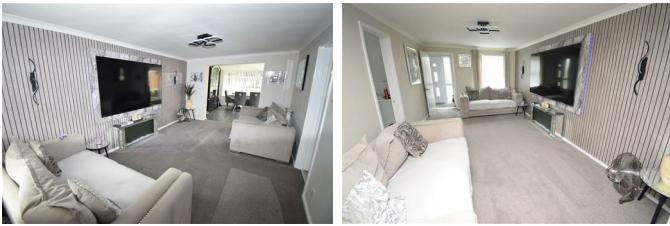
Has composite entrance door, and staircase to the first floor.

### Cloakroom



Has WC and wash basin

### Lounge 17'10" x 10'7" (5.44 x 3.23)



Has, coved ceiling, laminate flooring, central heating radiator

### Garden Room 12'5x11' (3.78mx3.35m)



Has central heating radiator and double doors opening on to the rear patio.

### Kitchen / Dining Room 17'11" x 10'1" (5.46 x 3.07)



Has an attractive range of fitted wall and base units, laminate work surfaces, breakfast bar, stainless steel inset sink unit with mixer tap, built under electric oven and hob, chimney style extractor canopy, plumbing for automatic washing machine, part tiled walls, coved ceiling, laminate flooring, UPVC entrance door and central heating radiator.

### Utility 12'7 x 5'6 (3.84m x 1.68m )



Has plumbing for washing machine and tiled floor.

## First floor

### Landing

Access to the loft and airing cupboard housing combination gas boiler.

### Bedroom 1 11'10" x 9'6" (3.61 x 2.89)



Has central heating radiator and storage cupboard.

### Bedroom 2 10'9" x 8'7" (3.28 x 2.62)



Has central heating radiator and built in sliding door wardrobes.

### Bedroom 3 9'5" x 7'0" (2.87 x 2.13)



Has central heating radiator.

### Bathroom WC



Has modern white suite comprising; panel bath with electric shower over, glass shower screen, pedestal wash basin, WC, tiled walls and floor, ceiling spotlights and heated towel radiator.

### Exterior



Has driveway for off road parking, EV charging point, lawn and patio area, to the rear is an enclosed private garden with timber decked patio area, lawn bordered by mature shrubs and trees. outside water supply and security light.

### Man Cave/ Workshop 13'4 x 8'5 / 12'2 x 8'8 (4.06m x 2.57m / 3.71m x 2.64m)

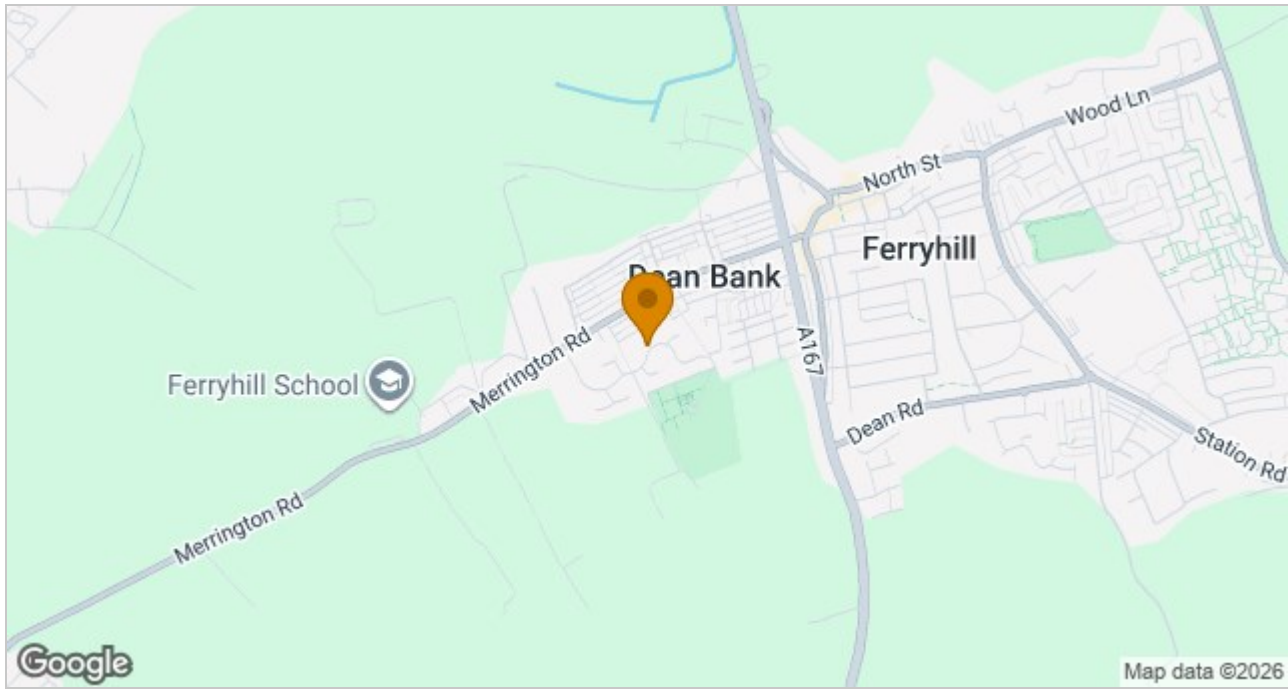


Has UPVC entrance door and window leading on to a workshop to the rear.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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