



15 Barrington Terrace, Ferryhill, DL17 8NW

£57,950

We are pleased to offer to the market this outstanding two bedroom mid-terraced property in Ferryhill, close to local schools and shops and within walking distance of the town centre. The property has been well maintained, is nicely presented and benefits from gas central heating, double glazing, comfortable lounge through dining room, attractive fitted kitchen with built in appliances, modern white bathroom suite, two good size bedrooms and enclosed rear courtyard. We would recommend an internal inspection to fully appreciate this comfortable home.

Ground Floor

Entrance Vestibule

Has composite entrance door.

Dining Room 15'9 x 11'8 (4.80m x 3.56m)



Has feature fire surround with living flame gas fire, fitted alcove storage cupboards, central heating radiator.

Lounge 13'11 x 12'7 (4.24m x 3.84m)



Has central heating radiator.

Kitchen 12'2 x 6'10 (3.71m x 2.08m)



Has a range of fitted wall and base units. laminate work surfaces, inset composite sink unit with mixer tap, built in electric oven and gas hob and glass extractor canopy, tiled splash backs, plumbing for automatic washing machine, laminate flooring and central heating radiator.

Rear Lobby

Has laminate flooring and UPVC entrance door.

Downstairs Bathroom WC



Has white suite comprising: panel bath with mains shower and glass shower screen, WC. hand wash basin, part tiled walls, tiled floor and central heating towel radiator.

First Floor

Bedroom 1 11'8 x 16'0 (3.56m x 4.88m)



Has central heating radiator.

Bedroom 2 12'5 x 13'11 (3.78m x 4.24m)



Has central heating radiator.

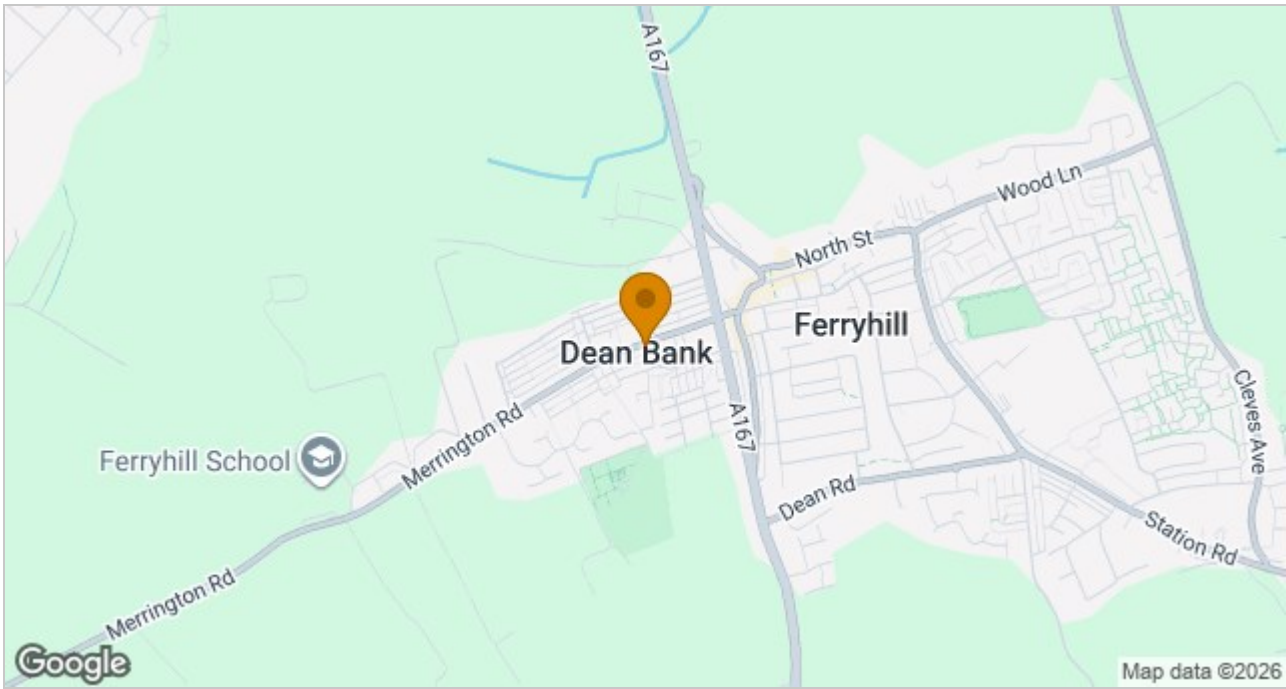
Exterior

Has 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 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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