



17 Ross Terrace, Ferryhill, DL17 8AP

£42,950

A large two bedroom mid terrace house occupying a pleasant location close to local shops and schools. This will be of particular interest to the investor market and comprises a lounge with bay window, dining room with solid fuel fire, kitchen, two good bedrooms and a family bathroom,. available with no upward chain we would recommend an early viewing.

Ground Floor

Entrance Hall

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

Lounge 11'6 x 10'3 (3.51m x 3.12m)



Has bay window, coved ceiling and feature fire surround with electric fire.

Dining Room 12'1 x 11'6 (3.68m x 3.51m)



Has solid fuel fire.

Kitchen 7'8 x 8'2 (2.34m x 2.49m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with

mixer tap, plumbing for automatic washing machine and UPVC entrance door leading out onto rear courtyard.

First Floor

Bathroom



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

Bedroom 1 13'8 x 10'3 (4.17m x 3.12m)



Bedroom 2 9'5 x 11'6 (2.87m x 3.51m)



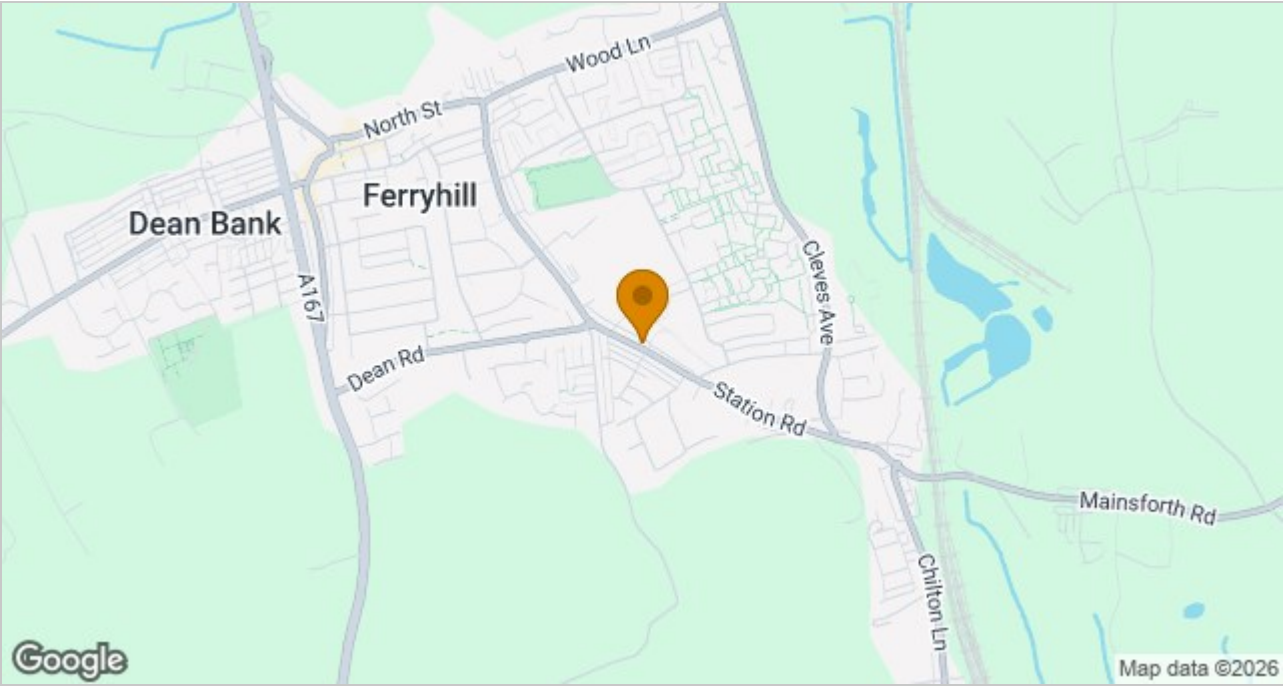
Exterior

Has forecourt and enclosed rear courtyard.

Disclaimer

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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 	

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