



13 Eden Terrace, Ferryhill, DL17 0EJ

£52,950

We are pleased to offer to the market this two bedroom mid terraced property in Chilton close to local schools and shops and on a good bus route to surrounding towns and villages. The property benefits from gas central heating, double glazing, fitted kitchen, downstairs shower room good size lounge and dining room first floor family bathroom and two generous bedrooms. Available with no onward chain, would appeal to the investor buyer.

Ground Floor

Entrance Vestibule

Has UPVC entrance door and central heating radiator.

Lounge 12'3 x 11'1 (3.73m x 3.38m)



Has bay window covered ceiling and central heating radiator.

Dining Room 12'4 x 12'11 (3.76m x 3.94m)



Has built in stone fireplace with gas fire, covered ceiling and central heating radiator.

Kitchen 10'7 x 6'7 (3.23m x 2.01m)



Has a range of fitted wall and base units, laminate

work surfaces, inset stainless steel sink unit with mixer tap, central heating radiator UPVC entrance door and storage cupboard.

Downstairs Shower Room



Has white suite comprising: corner shower cubicle with mains shower, WC, vanity unit with hand wash basin, part tiled walls and central heating radiator.

First Floor

Bedroom 1 16'1 x 11'1 (4.90m x 3.38m)



Has covered ceiling and central heating radiator.

Bedroom 2 9'10 x 12'11 (3.00m x 3.94m)



Has covered ceiling and central heating radiator.

Bathroom WC



Has white suite comprising: panel bath, handwash basin, WC, heated chrome towel radiator, part tiled walls and storage cupboard.

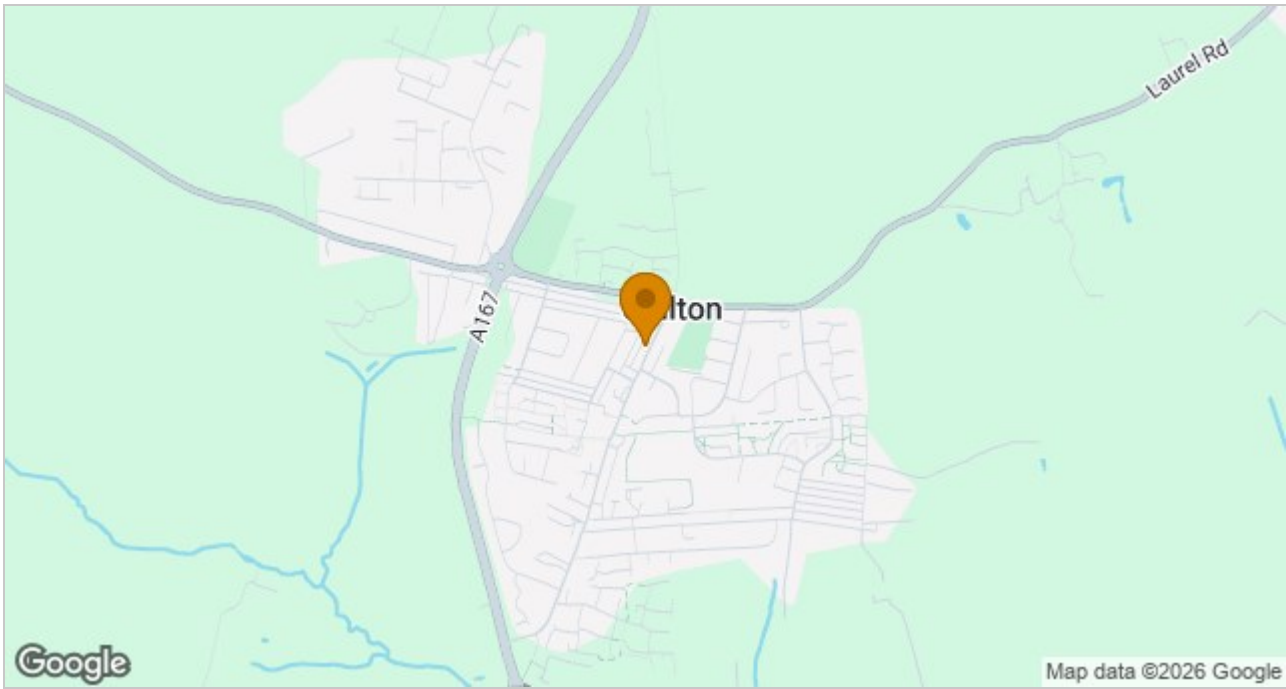
Exterior

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	

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.