

Peter Clark

Property Services Ltd.



132 Dean Road, Ferryhill, DL17 8ES

£147,950

Viewing is essential for this outstanding three bedroomed semi-detached house which is a credit to the present owner. Occupying a most sought after location, this comfortable family home benefits from gas central heating and double glazing. The hallway leads to a pleasant lounge with bay window and feature fire surround, the dining area has French doors opening out on to the rear garden and a log burner in the feature fire surround. The superb fitted kitchen has a range of built in appliances, the first floor has three good sized bedrooms and a well fitted shower room / WC.. Outside is a generous hardstand area for a number of vehicles and to the rear is a well kept garden with raised patio and a large garden room / workshop fitted with mains power and doors opening onto the garden area.

Maintained in immaculate decorative order throughout we would recommend an internal inspection.

Ground floor

Entrance hall



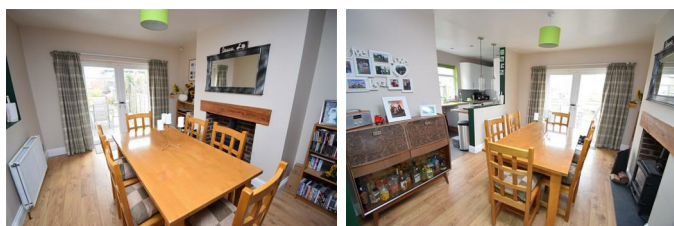
Has UPVC entrance door, central heating radiator, wood flooring, ceiling spotlights, understairs storage cupboard and spindle staircase leading to the first floor.

Lounge 12'0 x 12'9 (3.66m x 3.89m)



Has bay window, wood flooring, period feature fireplace and central heating radiator.

Dining room 13'11" x 11'3" (4.24 x 3.43)



Has central heating radiator, wood flooring, feature fireplace with oak beam and log burning stove. UPVC French doors leading to enclosed rear garden.

Kitchen 14'0" x 6'4" (4.27 x 1.93)



Has a range of fitted high gloss wall and base units including curved end doors, laminate work surfaces, inset stainless steel sink unit with mixer

tap, tiled splash backs, built in double electric oven with dual gas and electric hob, contemporary glass extractor canopy, integrated fridge freezer, plumbing for automatic washing machine, central heating radiator and UPVC entrance door.

First floor

Landing

Has loft access.

Bedroom 1 14'1" x 11'7" (4.29 x 3.53)



Has central heating radiator.

Bedroom 2 13'2" x 11'9" (4.01 x 3.58)



Has central heating radiator.

Bedroom 3 8'0" x 6'8" (2.44 x 2.03)



Has central heating radiator.

Bathroom



Has white suite comprising; double shower cubicle with mains shower and glass screen, hand wash basin, WC, wood flooring, chrome heated towel radiator and tiled walls.

Exterior



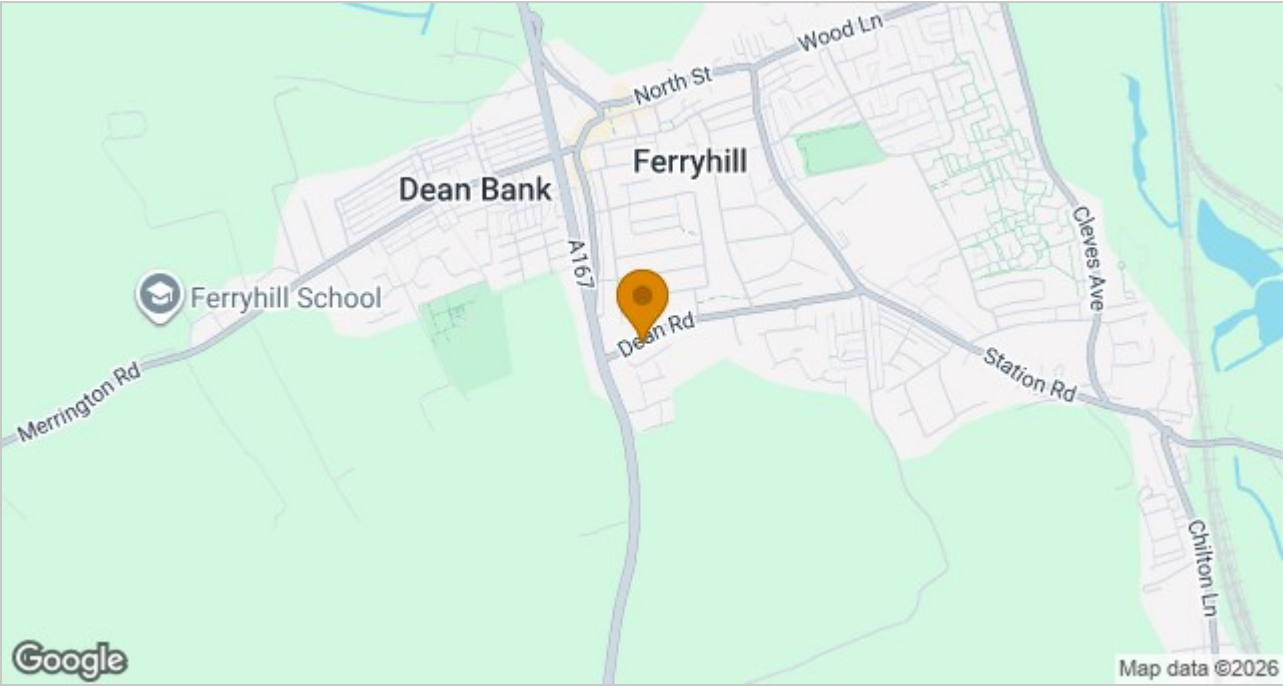
Has open gravel driveway to the front of the property offering off road parking. To the rear is an enclosed rear garden. with raised patio and borders. There is a substantial garden room/ workshop with WC, up and over door and side doors opening on to the garden area .

Disclaimer

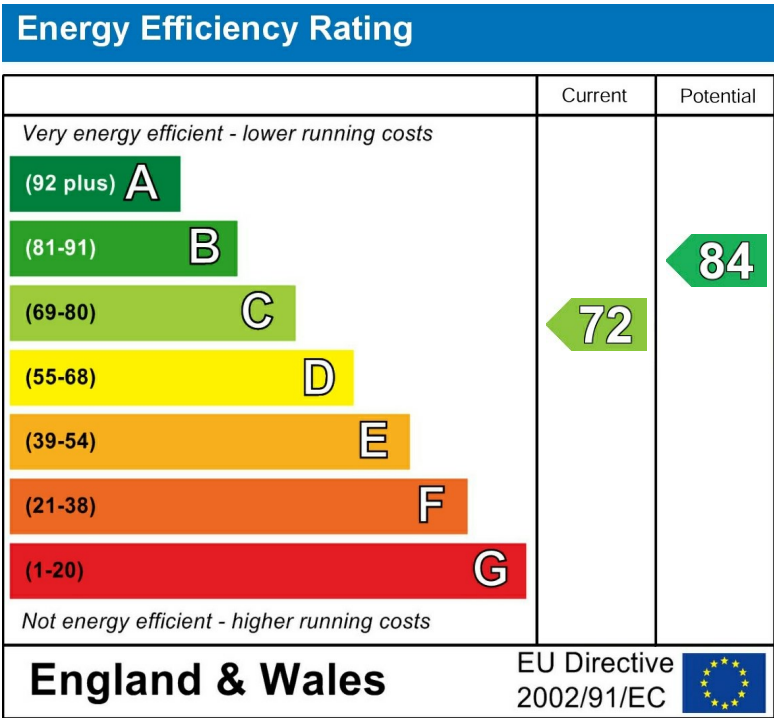
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.