

Peter Clark

Property Services Ltd.



17 Ramsay Drive, Ferryhill, DL17 8PU

£169,999

We are pleased to offer to the market this three bedroom detached property on this most sought after development in Ferryhill, within walking distance of local schools, shops and the town centre. The property benefits from gas central heating, double glazing, an entrance vestibule leads to a good sized lounge through dining room, attractive fitted kitchen with built in appliances, three good size bedrooms, family bathroom, integral garage and gardens to both front and rear . Available with no onward chain we would recommend this to a family buyer.

Ground Floor

Entrance Vestibule

Has UPVC entrance door and central heating radiator.

Lounge / Dining Room 11'0 x 23'6 (3.35m x 7.16m)



Has coved ceiling, central heating radiators, feature fire surround with living flame gas fire and UPVC patio doors leading out onto rear garden.

Kitchen/ breakfast room 9'9 x 10'0 (2.97m x 3.05m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in double oven with gas hob, tiled splash backs, integrated dishwasher and fridge freezer, wall mounted gas boiler, plumbing for automatic washing machine, coved ceiling, central heating radiator, tiled floor and UPVC entrance door.

First Floor

Bedroom 1 11'11 x 10'5 (3.63m x 3.18m)



Has coved ceiling, central heating radiator and fitted wardrobes.

Bedroom 2 13'3 x 9'6 (4.04m x 2.90m)



Has coved ceiling and central heating radiator.

Bedroom 3 10'1 x 7'1 (3.07m x 2.16m)



Has coved ceiling and central heating radiator.

Bathroom



Has coloured suite comprising: panel bath, WC, hand wash basin, part tiled walls and central heating radiator.

Exterior

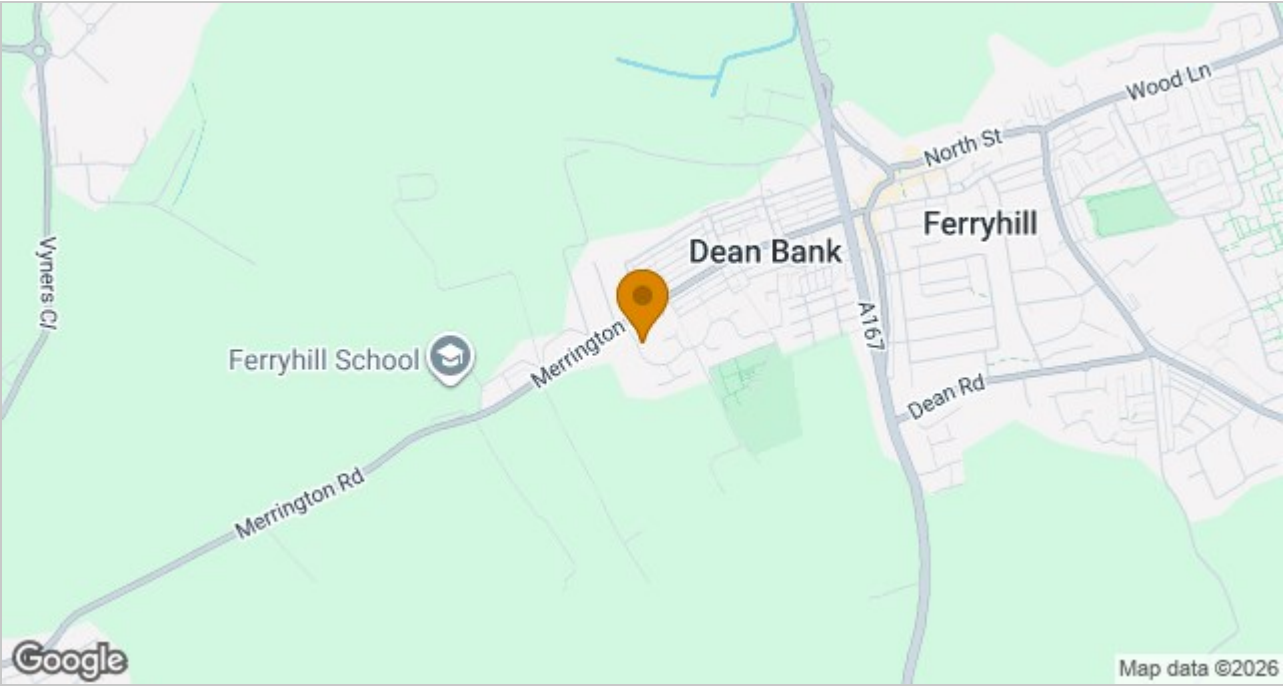


The front of the property is laid to lawn with paved driveway leading to single garage offering off road parking and to the rear is a large garden laid to lawn with mature trees and shrubs and patio areas.

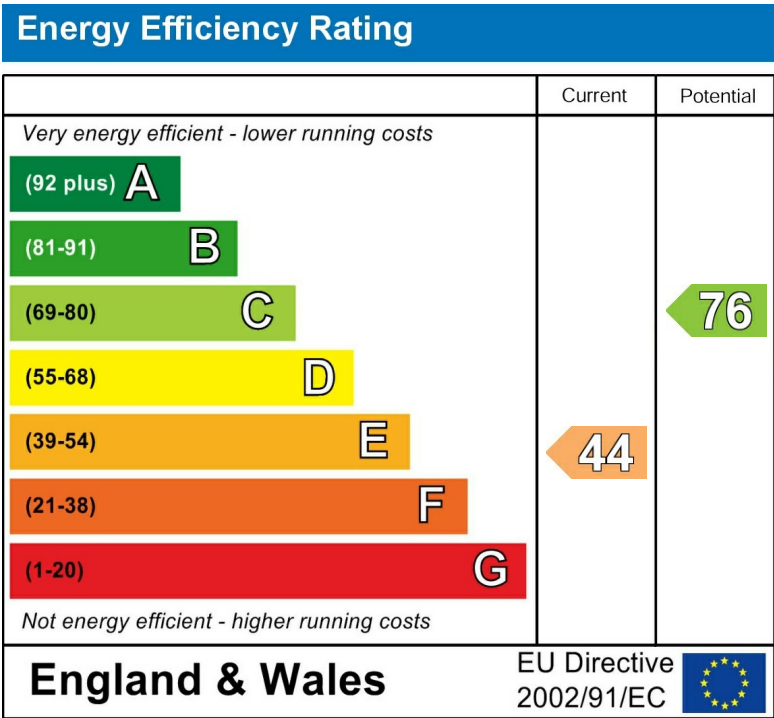
Disclaimer

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



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