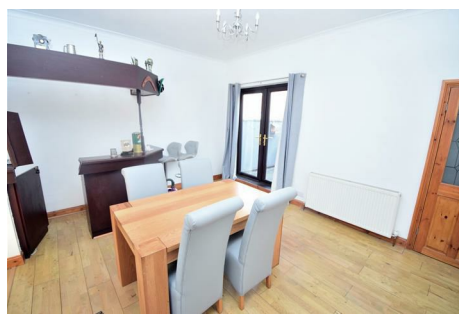




45 Parker Terrace , Ferryhill, DL17 8JT

Viewing is well recommended for this ideal starter home which is conveniently located close to the town centre. The property has been much improved by the present owner to include gas central heating and double glazing, the entrance vestibule opens on to a lounge with bay window, dining room with patio doors and the attractive kitchen is well fitted with built in appliances. On the first floor are two good bedrooms with fixed staircase leading to the loft space with Velux roof light. Available with no upward chain this comfortable home is not to be missed.

Offers In The Region Of £69,950

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, Ferryhill, DL17 8JT



Ground Floor

Entrance Vestibule

Lounge

11'11 x 11'11 (3.63m x 3.63m)

Dining Room

15'6 x 11'9 (4.72m x 3.58m)

Kitchen

12' x 6'9 (3.66m x 2.06m)

First Floor

Landing

Bedroom 1

12'2 x 12 (3.71m x 3.66m)

Loft Space

14'10 x 14'1 (4.52m x 4.29m)

Bedroom 2

12' x 9'3 (3.66m x 2.82m)

Bathroom WC

Outside

Disclaimer



Directions





Floor Plan

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.

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