

Peter Clark

Property Services Ltd.



11 Milford Terrace, Ferryhill, DL17 8AG

£71,950

We are pleased to offer to the market this outstanding two bedroom mid-terraced property conveniently located close to local schools and shops and within walking distance of the town centre. This exceptional home is a credit to the present owner, and is maintained in immaculate decorative order throughout. The property benefits from gas central heating, double glazing, and comprises an entrance vestibule opening onto a through lounge/dining room with bay window, a well fitted kitchen with built in appliances, two good sized bedrooms and an attractive modern family bathroom suite. Outside is a well kept enclosed rear courtyard and forecourt garden. Of particular interest to first time buyers we would recommend an internal inspection to be fully appreciated.

Ground Floor

Entrance Vestibule

Has composite entrance door.

Lounge/ Dinning Room 15'1 x 22'0 (4.60m x 6.71m)



Has bay window, coved ceiling, central heating radiators x2 and feature fire surround with electric fire.

Kitchen 6'3 x 9'10 (1.91m x 3.00m)

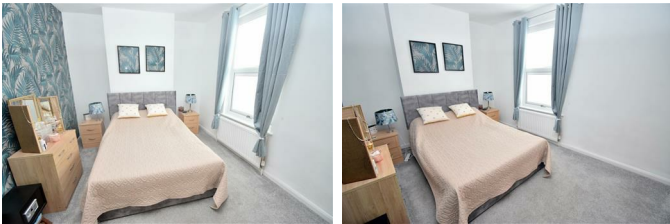


Has a range of modern fitted wall and base units, laminate work surfaces, built in electric oven with ceramic hob and extractor canopy, inset stainless steel sink unit with mixer tap, part tiled walls, plumbing for automatic washing machine, tiled floor, central heating radiator, ceiling spotlights and UPVC entrance door leading out onto rear courtyard.

First Floor Landing

Has storage cupboard and loft access.

Bedroom 1 15'5 x 10'6 (4.70m x 3.20m)



Has central heating radiator.

Bedroom 2 7'9 x 11'4 (2.36m x 3.45m)



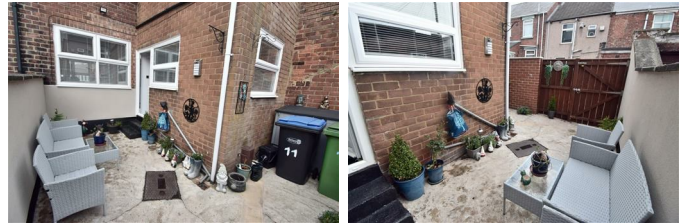
Has built in wardrobes and central heating radiator.

Bathroom



Has white suite comprising: panel bath, corner shower cubicle with mixer shower, integrated WC, vanity unit with built in hand wash basin, central heating towel radiator, part tiled walls and tiled floor.

Exterior



Has steps leading to small forecourt garden and to the rear is an enclosed courtyard.

Disclaimer

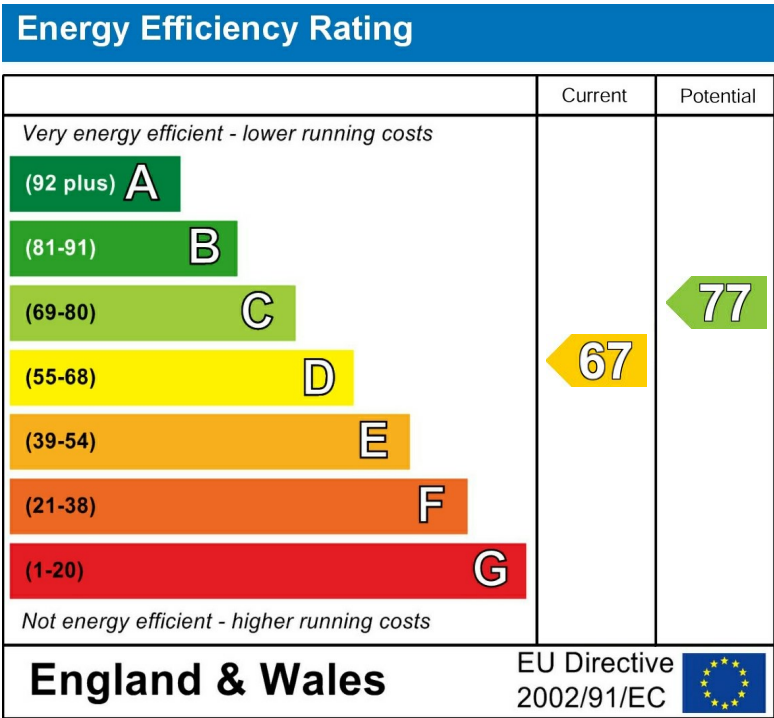
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES.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

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Area Map



Energy Efficiency Graph



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