Peter Clark
Property Services Ltd.









11 Eamont Road, Ferryhill, DL17 8LY

£119,950

An outstanding two bedroom semi detached house which occupies a most sought after location close to the town centre. The property is double glazed, has gas central heating and comprises an entrance hall opening on to the comfortable lounge with multi fuel stove, large conservatory, superb fitted kitchen with cooking range, dining area, utility, master bedroom with dressing room, luxurious well fitted family bathroom and pleasant well kept gardens to front and rear with off road parking. Priced within reach of first time buyers we would recommend an early inspection.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY
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Ground Floor

Entrance Hall
Has UPVC entrance door, central heating radiator and staircase leading to the first floor.

Lounge 11'6 x 16'5 (3.51m x 5.00m)




Has laminate flooring, central heating radiator and feature fire surround with multi fuel stove.

Conservatory 11' x 9'6 (3.35m x 2.90m)



Has doors leading out on to the rear garden.

Kitchen / Dining Room 18'9 x 10'3 (5.72m x 3.12m)







Has superb range of fitted units including glass displays, wine rack, laminate work surfaces, inset sink unit, Cooking range and central heating radiator.

Utility 7'5 x 5'10 (2.26m x 1.78m)



Has plumbing for auto washer and tumble drier.

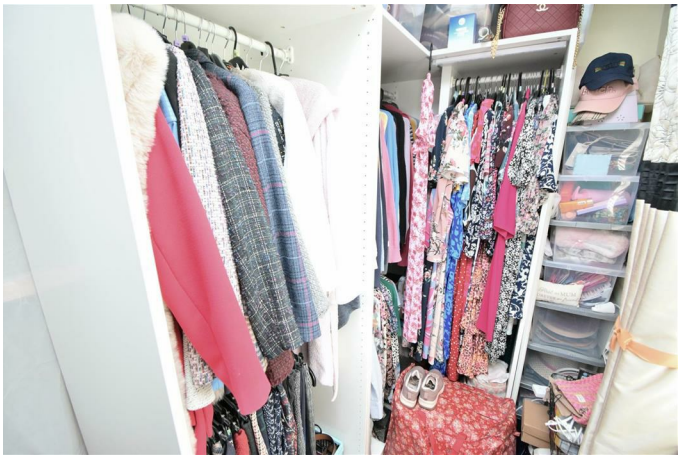
First floor

Bedroom 1 11'3 x 9'5 (3.43m x 2.87m)



Has central heating radiator and leads off to:

Dressing Room 9'6 x 5' (2.90m x 1.52m)



Fully fitted with hanging space.

Bedroom 2 12'10 x 9'7 (3.91m x 2.92m)



Has wardrobe storage and central heating radiator.

Bathroom/ WC





Has Luxury suite comprising free standing bath, pedestal wash basin, WC, double shower cubicle with mains water shower, feature storage / display and heated towel radiator.

Outside






South facing rear garden with raised patio, timber garden shed/ workshop, covered Gazebo area artificial grass. to the front is a mature hedge providing privacy, artificial grass area and hardstand area for off road parking.

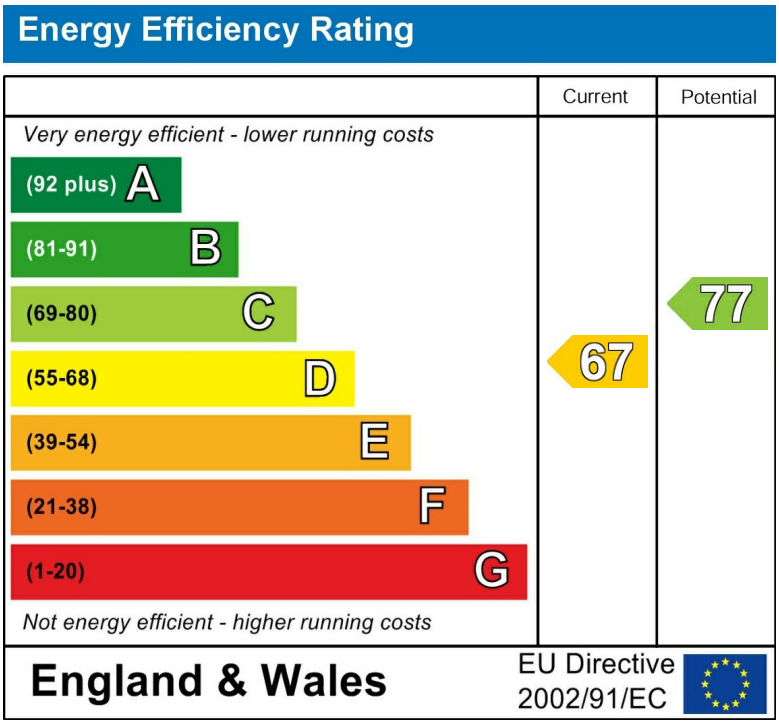
Disclaimer

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 MEASURMENTS 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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