Peter Clark
Property Services Ltd.









53 Ramsay Drive, Ferryhill, DL17 8PX

£184,950

We are pleased to offer to the market this three bedroom detached family home on this most desirable development in Ferryhill. The property has been well maintained throughout and benefits from: gas central heating, double glazing, spacious fitted kitchen good size lounge, dining room, downstairs cloakroom, three good size bedrooms master with fitted wardrobes, white family bathroom suite, gardens to both front and rear, off road parking for a number of vehicles and single garage. Available with no onward chain, an early inspection is recommended.

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Ground Floor

Entrance Hall
Has UPVC entrance door, laminate flooring and double doors leading to the lounge.

Cloakroom



Has white suite comprising: WC, hand wash basin, laminate flooring and central heating radiator.

Lounge 13'11 x 10'7 (4.24m x 3.23m)




Has bay window, coved ceiling, feature fire surround with living flame electric fire, central heating radiator and double doors leading to the Dining Room.

Dining Room



Has coved ceiling, central heating radiator and French doors leading out onto rear garden.

Kitchen 17'8 x 9'9 (5.38m x 2.97m)






Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, double oven and hob with extractor canopy, integrated dishwasher, wine rack, part tiled walls, tiled floor, breakfast bar and central heating radiator.

Utility Room



Has UPVC entrance door, a range of fitted wall and base units, laminate work surfaces with inset stainless steel sink unit and mixer tap, central heating radiator, part tiled walls, tiled floor, plumbing for automatic washing machine and wall mounted gas boiler.

First Floor

Bedroom 1 12'11 x 10'6 (3.94m x 3.20m)




Has fitted wardrobes and central heating radiator.

Bedroom 2 8'9 x 9'9 (2.67m x 2.97m)




Has built in wardrobes and central heating radiator.

Bedroom 3 8'2 x 8'9 (2.49m x 2.67m)



Has storage cupboard and central heating radiator.

Bathroom WC



Has white shell suite comprising: panel bath, hand wash basin, WC, tiled walls and tiled floor and central heating radiator.

Exterior



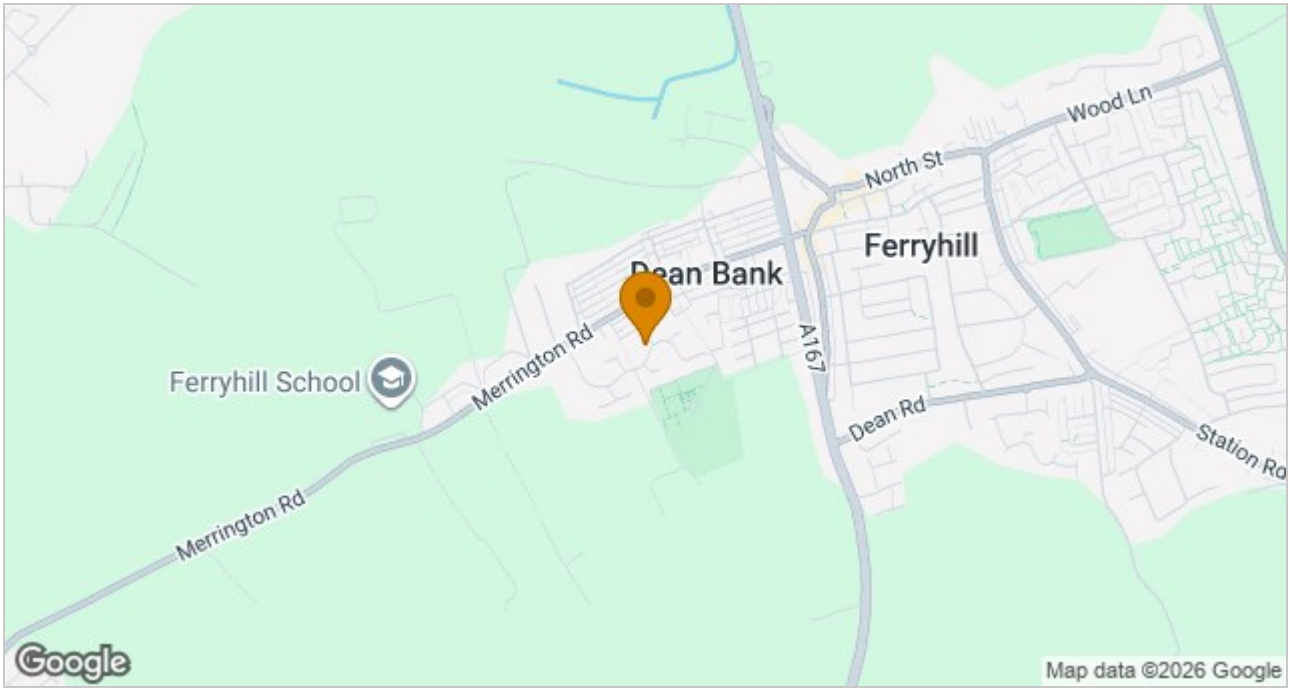


Has front garden laid to lawn with mature trees and shrubs, block paved driveway offering off road parking for a number of vehicles and single garage. To the rear is an enclosed garden laid to lawn with mature trees and shrubs and paved patio area.

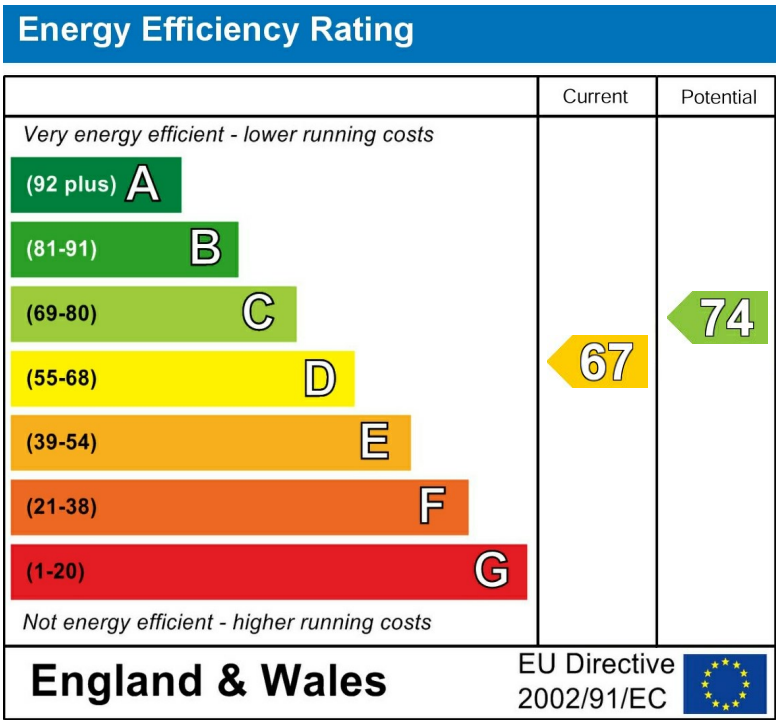
Disclaimer

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 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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