



4 Elm Road, Ferryhill, DL17 8DG

£89,950

We are pleased to offer to the market this two bedroom semi-detached property in Ferryhill, close to local schools and shops and within walking distance of the town centre. The property has been well maintained throughout by the present owner and benefits from comfortable lounge, well fitted kitchen dining room with built in appliances, two good size bedrooms, master with fitted wardrobes, family bathroom gardens to both front and rear and off road parking. This comfortable home will appeal to the first time buyer market.

Ground Floor

Entrance Vestibule

Has UPVC entrance door.

Lounge 12'0 x 14'7 (3.66m x 4.45m)



Has feature fireplace with floating shelf and electric wood burner effect fire, laminate flooring, central heating radiator and understairs storage cupboard.

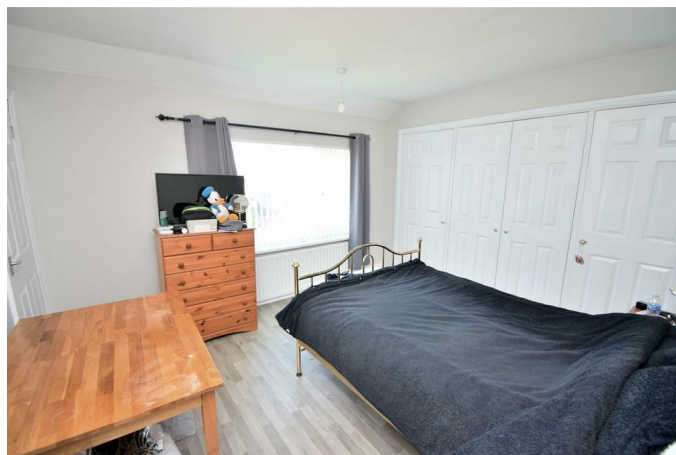
Kitchen/Dining Room 18'4 x 7'3 (5.59m x 2.21m)



Has a range of fitted wall and base units, laminate work surfaces, composite sink unit with mixer tap, built in electric oven and hob, plumbing for automatic washing machine, laminate flooring, central heating radiator and UPVC entrance door leading out onto rear garden

First Floor

Bedroom 1 12'4 x 11'1 (3.76m x 3.38m)



Has built in wardrobes, storage cupboard housing combination gas boiler and central heating radiator.

Bedroom 2 11'8 x 8'6 (3.56m x 2.59m)

Has central heating radiator.

Bathroom



Has white suite comprising: panel bath with electric shower over and glass shower screen, hand wash basin, WC, central heating towel radiator and part tiled walls.

Exterior



Has enclosed front garden laid to lawn with double access gated and off road parking, to the rear of the property is a garden laid to lawn with patio area.

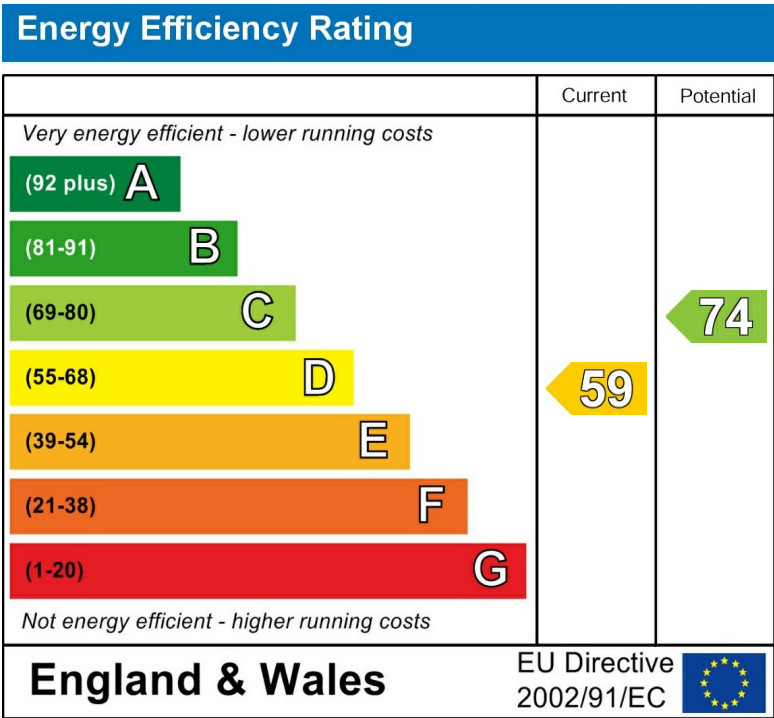
Disclaimer

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 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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