Peter Clark
Property Services Ltd.









56 Wood Lane, Ferryhill, DL17 8QG

£169,950

Peter Clark property services are delighted to offer for sale this much improved three bedroom semi detached property which has undergone major renovation by the current owners to provide a beautiful family home. Features of this well appointed property include a new modern fitted kitchen with integrated appliances, recently refurbished bathroom and a large sun room overlooking rear garden, the property is warmed by a gas central heating system, a new boiler was recently installed and the remainder of the warranty will be afforded to the new owner, new double glazed doors and windows have also been flitted. There are gardens to the front and rear, a long driveway to the side provides off street parking for two plus cars, there is a large detached garage which extends over 7 meters in length.

The property is located in a popular residential area within walking distance of the town centre and local amenities. Early viewing is strongly recommend to appreciate this outstanding family home.

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Ground Floor

Entrance Hall



Has composite door to front with double glazed full length side panels, staircase leading to the first floor landing,, understairs storage cupboard, double glazed window to side, central heating radiator and laminate flooring.

Lounge 12'9" x10'2" (3.90 x3.10)





Has feature fire place with electric fire, large double glazed window overlooking front garden, central heating radiator and cottage oak style internal door.

Kitchen / Breakfast Room 16'4" x 10'9" (5.0 x 3.30)






Fitted with a modern style of wall and base units, with integrated handles and contrasting butchers block style work surfaces. The kitchen has integrated appliances which include fridge freezer, built in washing machine, electric oven hob and extractor. laminate flooring flows throughout the kitchen breakfast room and into the open plan sun room 2x central heating radiators, double glazed door to side. Cottage oak style door from hallway.

Sun Room 14'9" x 6'2" (4.50 x 1.90)



Open plan from the kitchen diner it has double french doors leading into the rear garden,, large double glazed windows overlooking rear garden. and central heating
radiator.

First Floor Landing



Double glazed window to side,, access to attic which houses very recently installed combi boiler with 9 year warranty.

Bedroom 1 12'9" x 9'10" (3.90 x 3.0)



Located to the front with double glazed window, central heating radiator and white cottage style internal door.

Bedroom 2 10'9" x 9'10" (3.30 x 3.0)



To the rear with double glazed window, central heating, radiator and white cottage style internal door.

Bedroom 3 9'10" x 6'2" (3.0 x 1.90)



To the front with central heating radiator, double glazed window, the boiler cupboard has been removed to give this room additional space. and white cottage style internal door.

Bathroom





Modern white suite with low level WC, hand basin with vanity unit and bath with electric shower over and shower screen, decorative cladding panels to the walls and central heating radiator.

Exterior









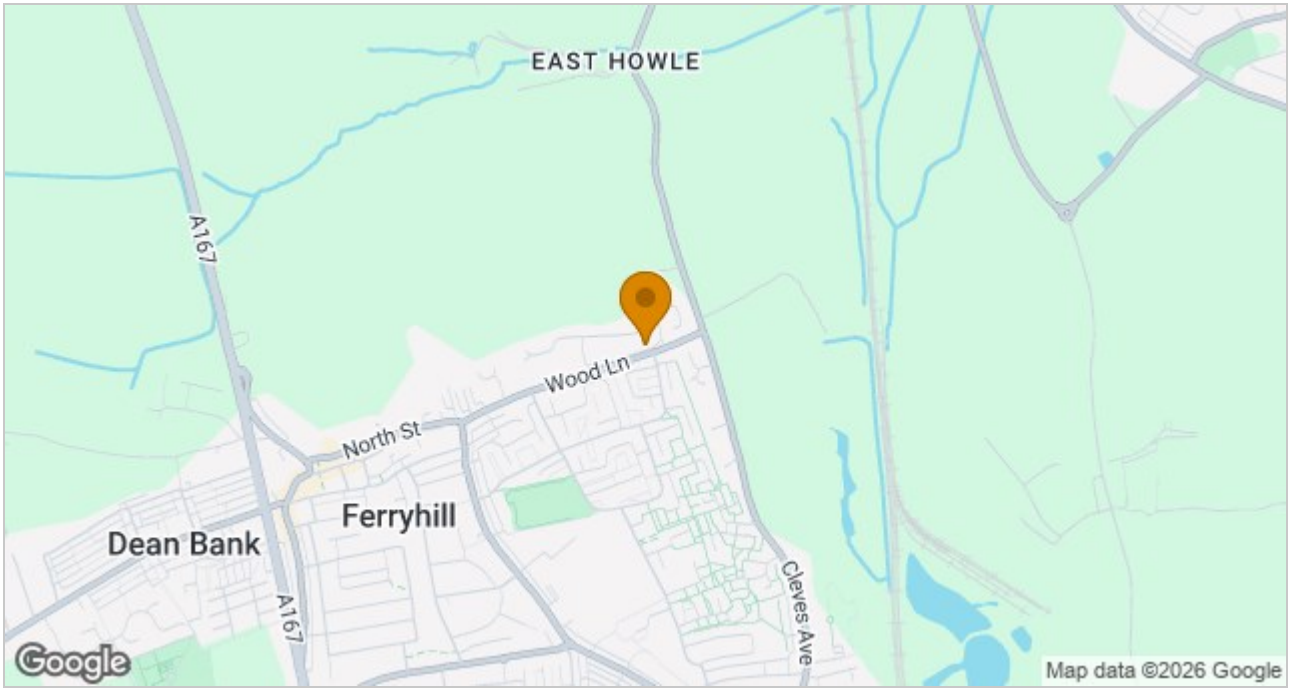
The front garden is laid to lawn with side driveway offing parking for 2/3 cars this leads to a detached garage measuring 7.5 meters in Length,. The rear garden has a patio area directly from the sun room and a further patio to the bottom of the garden, the remainder is laid to lawn.. There is a side door to the garage.

Disclaimer

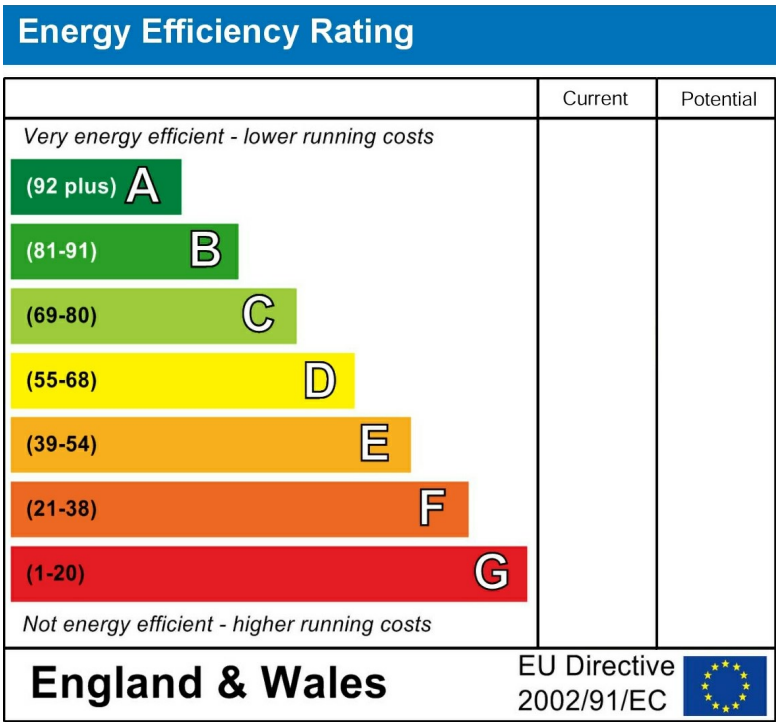
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Area Map



Energy Efficiency Graph



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