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Cochrane Terrace Ferryhill, DL17 0DL

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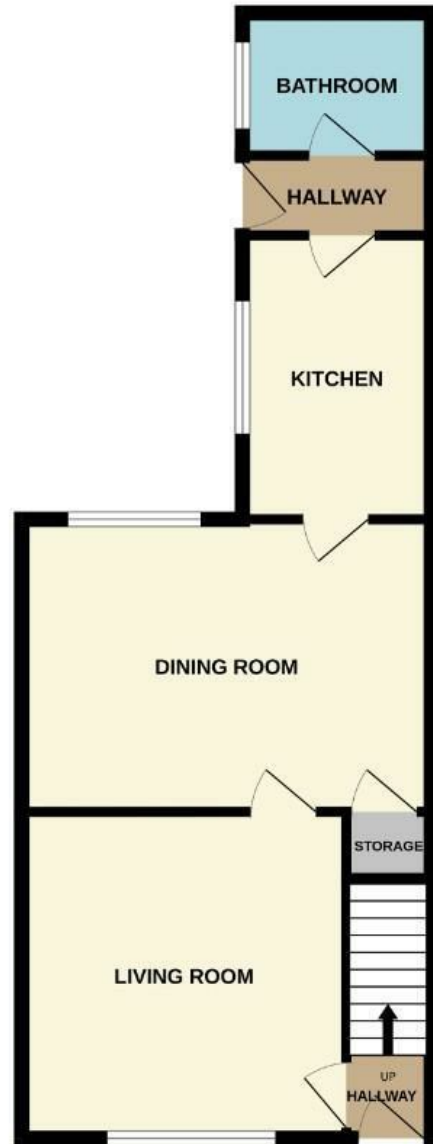
Price £55,000

Spacious three bedroomed mid-terrace property offered to the market for sale. Situated on Cochrane Terrace on the outskirts of Ferryhill, the property is within easy reach of a range of local amenities such as; supermarkets, retail stores, cafés and schools. Nearby towns Bishop Auckland and Durham offer a more extensive array of amenities such as healthcare services, the University, colleges, popular high street stores and train stations. Nearby locates the A1 (M) both North and South, there is also an extensive public transport system in the area, ideal for commuters.

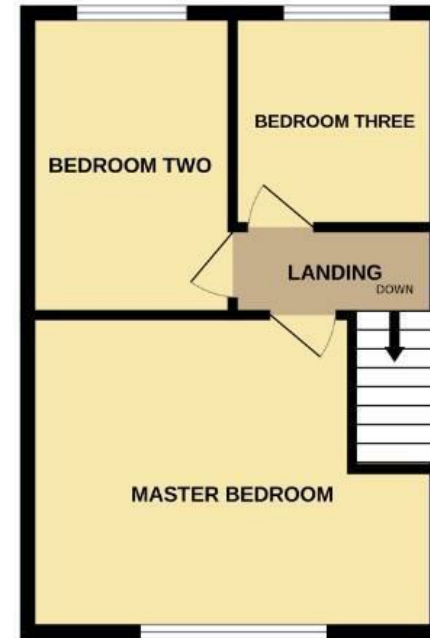
In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen and bathroom to the ground floor while the first floor consists of the three bedrooms. Externally, there is a low maintenance enclosed yard to the rear, while to the front there is on street parking available and views over the country fields.

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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	48	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Living Room

12'5" x 12'5"
Bright and spacious living room offering plenty of space for furniture with feature fire surround and large window to the front elevation providing views over the country fields.

Dining Room

15'8" x 11'1"
A further well proportioned reception room with ample space for a dining table and chairs, feature fire surround and window to the rear elevation.

Kitchen

10'9" x 7'2"
The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces and sink/drainers. Space is available for a free standing cooker, washing machine and further appliances.

Bathroom

7'2" x 5'5"
The bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC.

Master Bedroom

15'8" x 12'5"
The master bedroom is generously sized offering ample room for a king-sized bed and further furniture with window to the front elevation.

Bedroom Two

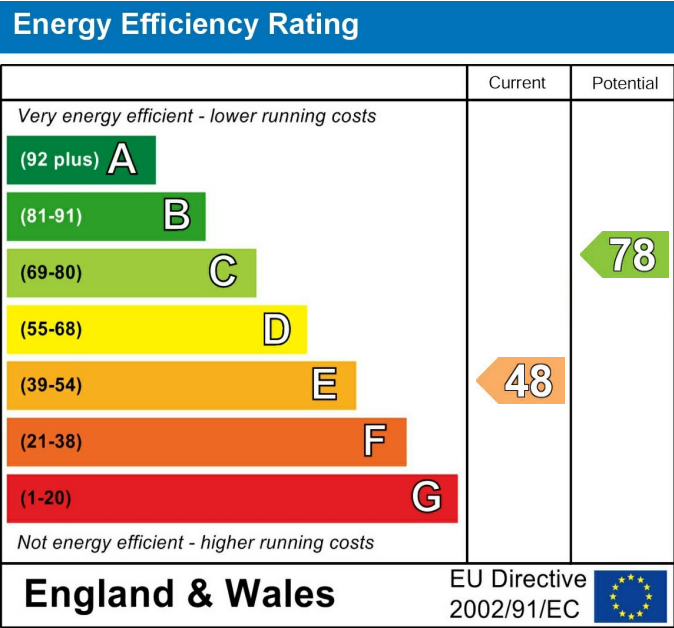
11'5" x 7'10"
The second bedroom is a well-proportioned double bedroom with plenty of space for furniture, neutral decor and window to the rear elevation.

Bedroom Three

8'2" x 7'3"
Bedroom three is a single room with window to the rear elevation.

External

Externally, there is a low maintenance enclosed yard to the rear, while to the front there is on street parking available and views over the country fields.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





