Peter Clark
Property Services Ltd.



14 Hawthorne Road

, Ferryhill, DL17 8DP

£89,950

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We are pleased to offer to the market this three bedroom semi-detached property in Ferryhill, close to local schools and shops and within walking distance of the town centre. The property benefits from gas central heating, double glazing, fitted kitchen, comfortable lounge, downstairs wet room, three good size bedrooms, gardens to both front and rear and off road parking. Available with no onward chain and would appeal to both the first time buyer and investor buyer.







Ground Floor

Entrance Vestibule
Has UPVC entrance door and staircase leading to the first floor.

Lounge 12'0 x 14'6 (3.66m x 4.42m)
Has feature fire surround with living flame gas fire, coved ceiling and central heating radiator.

Kitchen 12'8 x 8'11 (3.86m x 2.72m)
Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, plumbing for automatic washing machine, breakfast bar, wall mounted combination gas boiler, laminate flooring, central heating radiator and UPVC entrance door.

Dining Room 10'8 x 12'8 (3.25m x 3.86m)
(Currently used as a downstairs bedroom) Has central heating radiator.

Wet Room
Has coloured suite comprising: WC, hand wash basin, mains shower, tiled walls and floor and central heating radiator.

First Floor Landing

Bedroom 1 14'9 x 10'8 (4.50m x 3.25m)
Has central heating radiator.

Bedroom 2 10'0 x 9'9 (3.05m x 2.97m)
Has central heating radiator.

Bedroom 3 7'7 x 6'7 (2.31m x 2.01m)
Has central heating radiator.

Exterior
Double access gates lead to a driveway offering off road parking and front garden which is laid to lawn with mature trees and shrubs. To the rear of the property is an enclosed garden laid to lawn with concrete patio area.

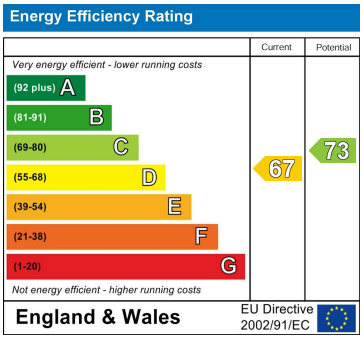
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Area Map



Floor Plans

Energy Efficiency Graph



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