



## 7 Corscombe Close, Ferryhill, DL17 8DB

**£159,950**

We are pleased to offer to the market this three bedroom semi-detached house which has a two storey rear extension making this a particularly spacious family home in a most sought after location in Ferryhill. The property has been well maintained by the present owners and benefits from gas central heating and double glazing, the front porch opens onto a pleasant lounge with feature fire surround, through to an open plan kitchen / dining room with attractive range of units with built in appliances. On the first floor are three good bedrooms and a modern family bathroom suite. Outside is a lawned front garden and driveway leading to a large garage and workshop with an lovely enclosed rear garden area. An early inspection for this exceptional property is well recommended.

## Ground Floor

### Entrance Porch

Has composite entrance door.

### Lounge 14'8 x 14'5 (4.47m x 4.39m)



Has coved ceiling, central heating radiator, feature fire surround with electric fire and spindle staircase leading to the first floor.

### Dining Room 14'7 x 9'10 (4.45m x 3.00m)



Has coved ceiling, laminate flooring and central heating radiator.

### Kitchen 7'5 x 8'6 (2.26m x 2.59m)



Has attractive range of fitted wall and base units, laminate work surfaces, inset sink unit with mixer tap, built in electric oven, hob and extractor unit, plumbing for automatic washing machine, part tiled walls, central heating radiator, coved ceiling and UPVC entrance door leading to rear garden.

### Bedroom 1 8'6 x 13'10 (2.59m x 4.22m)



Has fitted sliding door wardrobes, central heating radiator and coved ceiling.

### Bedroom 2 17'9 x 8'2 (5.41m x 2.49m)



Has fitted sliding door wardrobes, central heating radiator and coved ceiling.

### Bedroom 3 5'11 x 10'10 (1.80m x 3.30m)



Has central heating radiator and coved ceiling.

## First Floor

## Bathroom



PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Has white suite comprising: panel bath with mixer shower and folding glass shower screen, hand wash basin, WC, heated towel radiator, tiled walls and laminate flooring.

## Exterior

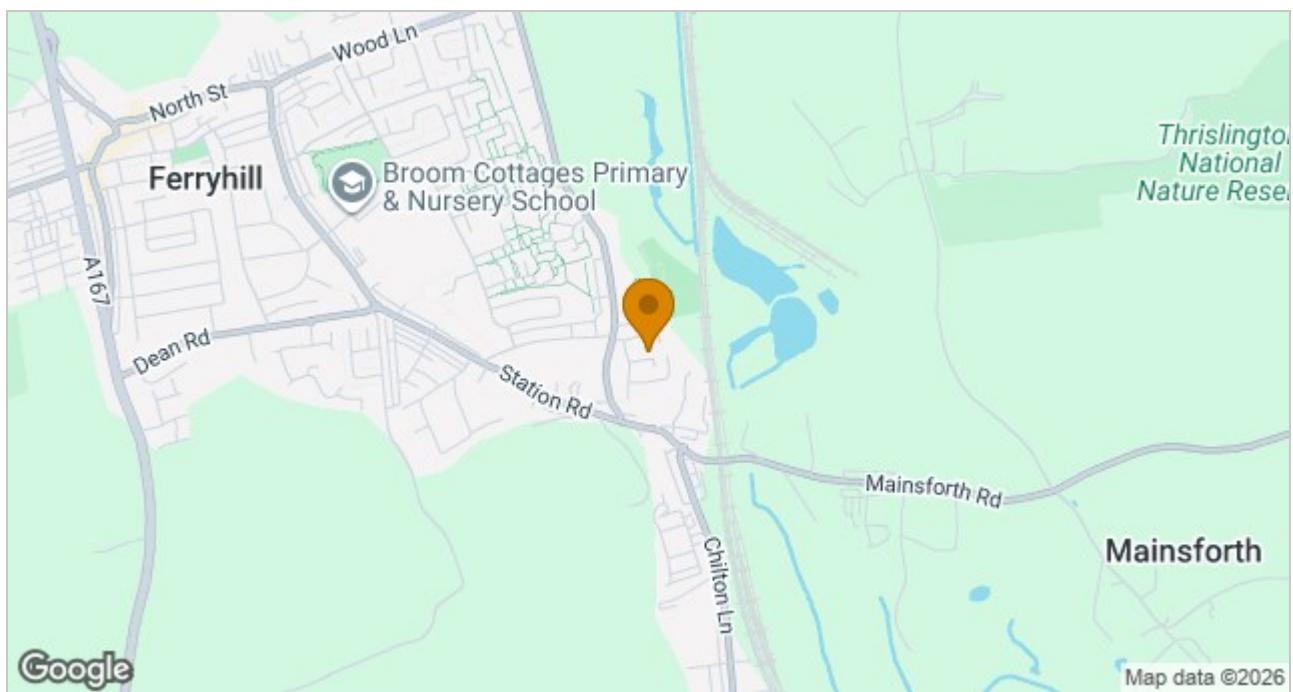


To the front of the property is a lawned garden, driveway offering off road parking for a number of vehicles, single garage with workshop. To the rear is an enclosed paved patio garden and fish pond.

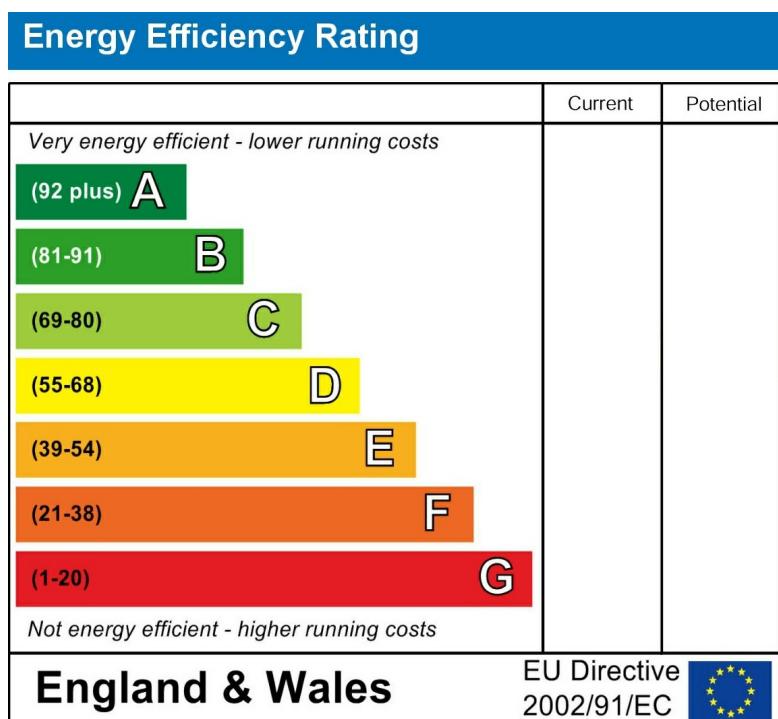
## Disclaimer

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

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.