



17 Garmondsway Road, Ferryhill, DL17 9HD

£85,000

Priced to sell this two bedroomed semi-detached bungalow in this quiet location in West Cornforth. The property has been well maintained by the present owner to include; gas central heating, double glazing, conservatory to the rear and offers a pleasant garden. Available with no onward chain we would recommend an early viewing.

Entrance Hall

Has UPVC entrance door, central heating radiator, storage cupboard housing combination gas boiler and loft access.

Lounge 11'6 x 11'0 (3.51m x 3.35m)



Has feature fire surround inset with electric fire, coved ceiling and central heating radiator.

Dining Room 11'1 x 7'6 (3.38m x 2.29m)



Has central heating radiator.

Kitchen 11'1 x 7'7 (3.38m x 2.31m)



Has a range of wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, tiled splash backs, tiled floor, plumbing for

automatic washing machine and UPVC entrance door leading onto the conservatory.

Conservatory 11'5 x 5'10 (3.48m x 1.78m)



Has tiled floor and UPVC French doors leading onto the rear garden.

Bedroom 1 11'1 x 10'10 (3.38m x 3.30m)



Has central heating radiator and coved ceiling.

Bedroom 2 11'4 x 7'7 (3.45m x 2.31m)



Has central heating radiator and coved ceiling.

Shower Room



Has white suite comprising; walk in bath with mixer shower, hand wash basin, vanity unit inset with hand wash basin and heated towel radiator.

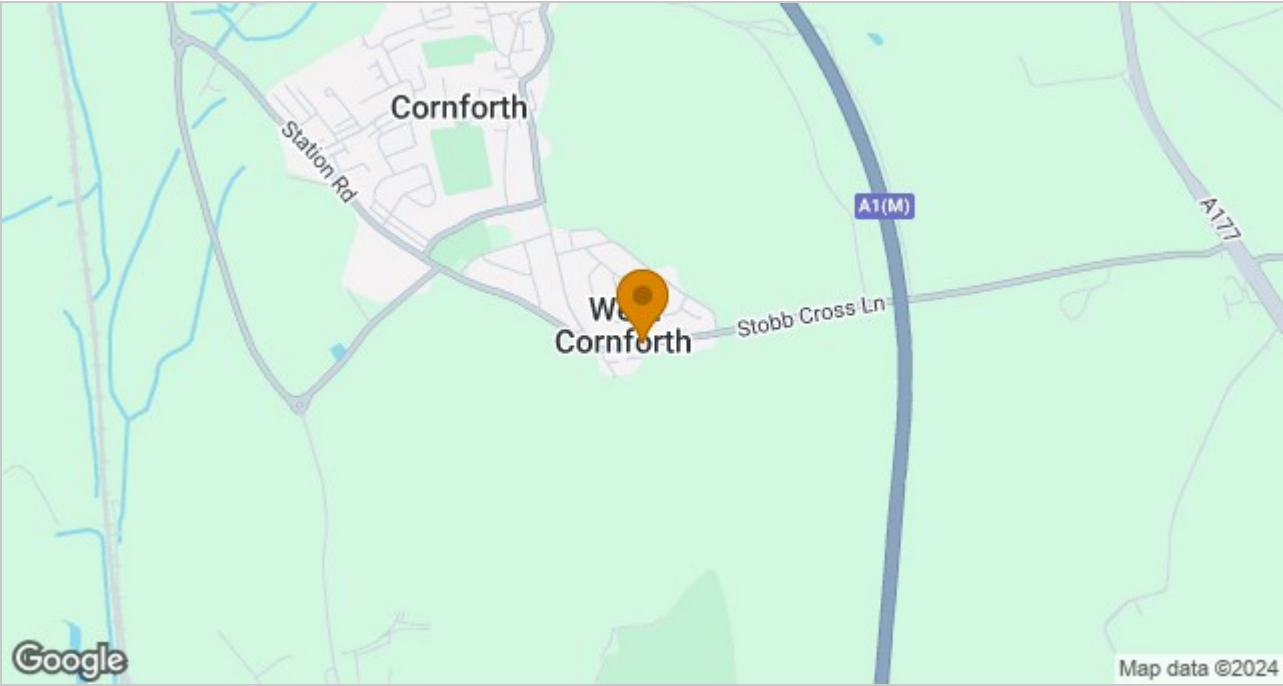
Exterior

Has lawned front garden and to the rear a patio with mature borders.

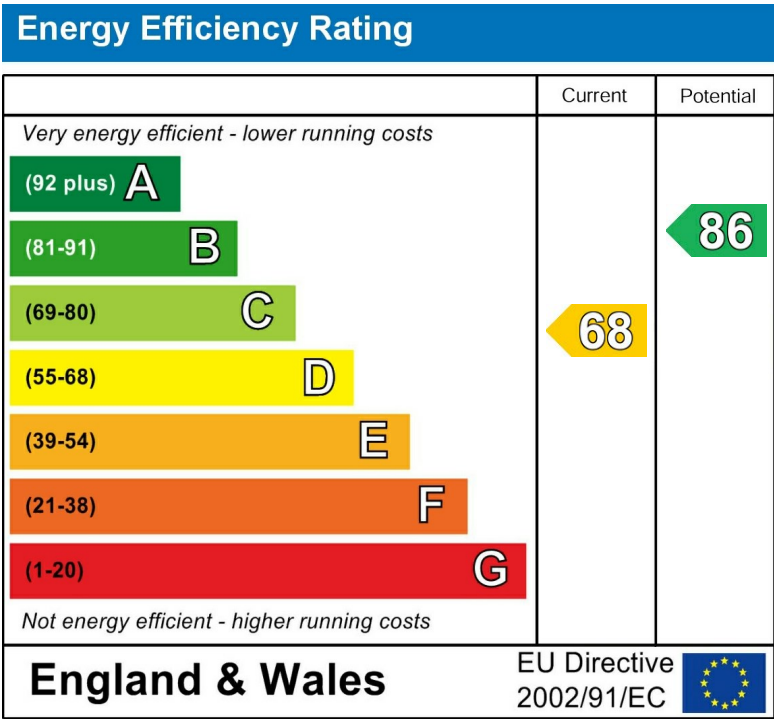
Disclaimer

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



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.