



Flat 2a Laurel Road, Ferryhill, DL17 0DP

£42,950

Rarely available on the market this one bedroom first floor flat will make an ideal starter home which has a most pleasant location overlooking open fields to the front. The property has gas central heating, is double glazed and features a comfortable lounge, fitted kitchen with built in appliances and modern white bathroom suite. Outside is a low maintenance garden area with patio. Maintained in good decorative order throughout we would recommend an early inspection.

Lounge 12'4 x 12'2 (3.76m x 3.71m)



Has central heating radiator.

Kitchen 9'0 x 13'1 (2.74m x 3.99m)



Has a range of fitted wall and base units, laminate work surface, inset stainless steel sink unit with mixer tap, built in electric oven and hob, integrated fridge and freezer, plumbing for automatic washing machine and central heating washing machine.

Bathroom



Has white suite comprising: panel bath, hand wash basin, WC, laminate flooring, storage cupboard and central heating radiator.

Bedroom 1 14'10 x 9'5 (4.52m x 2.87m)



Has central heating radiator.

Exterior

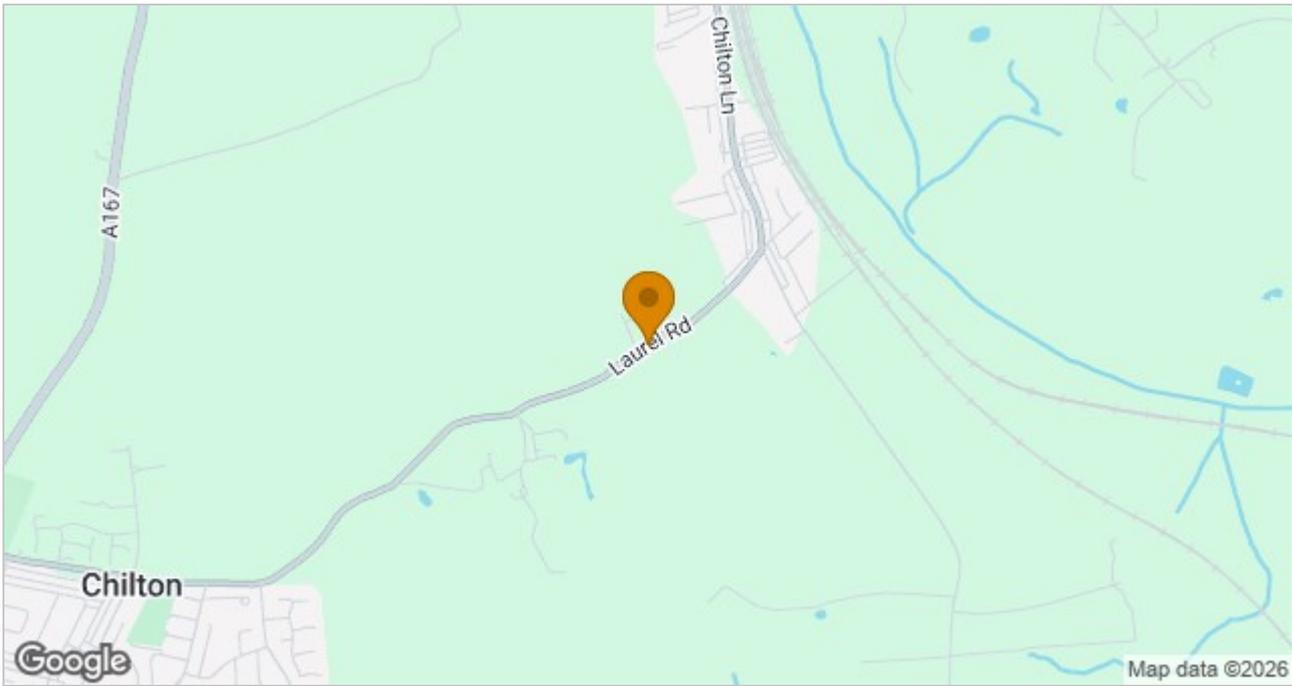


Has enclosed low maintenance garden to front and side with patio area.

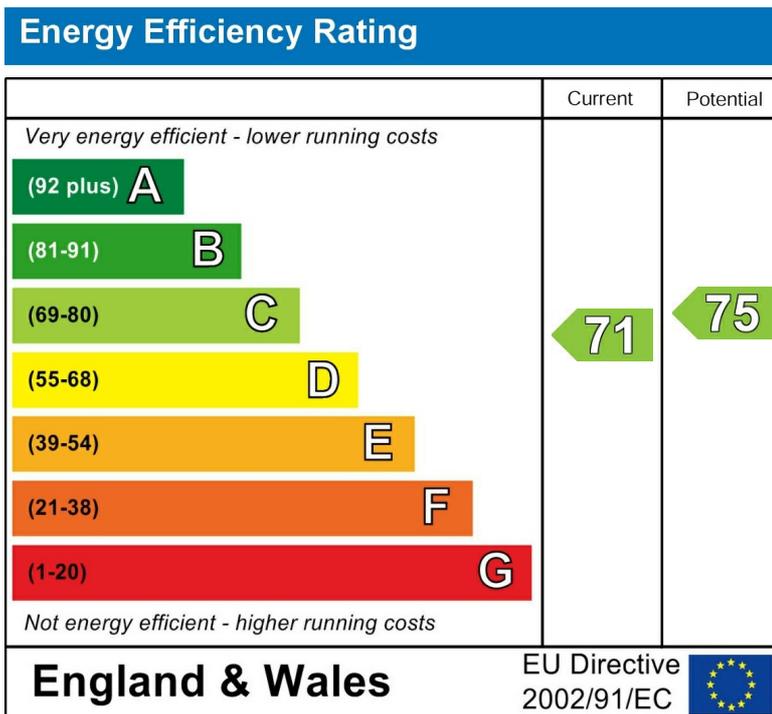
Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.