



33 Elm Road, Ferryhill, DL17 8DG

£92,950

Viewing is highly recommended for this lovely much improved two bedroom semi detached house.

Occupying a most sought after location and offering gas central heating, double glazing, lounge, attractive kitchen dining room with built in cooking appliances, conservatory, well fitted shower room / WC and extensive gardens. The property is available with no upward chain and will be ideal for first time buyers.

Ground Floor

Entrance Vestibule

With UPVC entrance door.

Lounge 14'6 x 12' (4.42m x 3.66m)



Has cupboard with combination gas boiler and central heating radiator.

Kitchen / Dining room 18'4 x 7'4 (5.59m x 2.24m)



Has range of fitted gloss wall and floor units, wine racks, laminate worksurfaces, inset sink unit, plumbing for auto washer, built in electric oven and hob, patio doors opening on to the conservatory and central heating radiator.

Conservatory 10'7 x 8' (3.23m x 2.44m)



With door opening on to the rear garden.

First Floor

Bedroom 1 14' x 11' (4.27m x 3.35m)



Has storage cupboard and central heating radiator.

Bedroom 2 11'8 x 8'5 (3.56m x 2.57m)



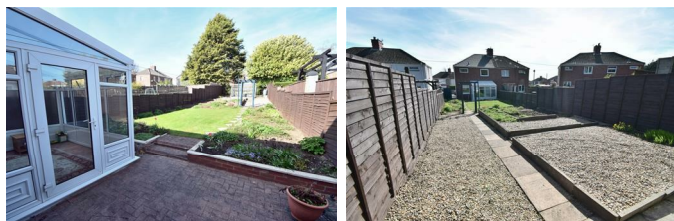
Has central heating radiator.

Bathroom WC



Has white suite comprising corner shower cubicle with mains water shower, pedestal wash basin, WC and heated towel rail.

Outside



Well kept lawned front garden with flower borders to the rear is an extensive lawned garden with patio area with raised 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

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

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