



## 3 Highcliffe Terrace, Ferryhill, DL17 8AE

**Offers Over £66,500**

We are pleased to offer to the market this two bedroom mid-terraced property in Ferryhill close to the town centre and local schools and shops. The property has been well maintained by the present owner and benefits from gas central heating, double glazing, a large lounge/dinning room, modern fitted kitchen, modern white bathroom suite and two good size bedrooms. This comfortable property is suitable for first time buyers and is available with no onward chain. .

## Ground Floor

### Entrance Hall

Has UPVC entrance door.

### Lounge / Dining Room 15'0 x 20'10 (4.57m x 6.35m)



Has bay window, feature fire surround with inset living flame gas fire, laminate flooring, coved ceiling, central heating radiator spindle and staircase leading to the first floor.

### Kitchen 15'4 x 6'5 (4.67m x 1.96m)



Has a range of fitted beech style wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, part tiled walls, plumbing for automatic washing machine, storage cupboard, laminate flooring, central heating radiator and UPVC entrance door leading outside.

### First Floor Landing

Has spindle stairhead and central heating radiator.

### Bedroom 1 15'0 x 10'3 (4.57m x 3.12m)



Has coved ceiling and central heating radiator.

### Bedroom 2 10'2 x 9'0 (3.10m x 2.74m)



Has storage cupboard housing wall mounted combination gas boiler, laminate flooring and central heating radiator.

### Bathroom WC



Has white suite comprising: spa bath with mixer shower over, pedestal hand wash basin, WC, tiled walls and central heating radiator.

### Exterior

The front of the property has a small forecourt and to the rear is an enclosed courtyard.

### 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


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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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