



4 Ravensworth Road, Ferryhill, DL17 8QN

£114,950

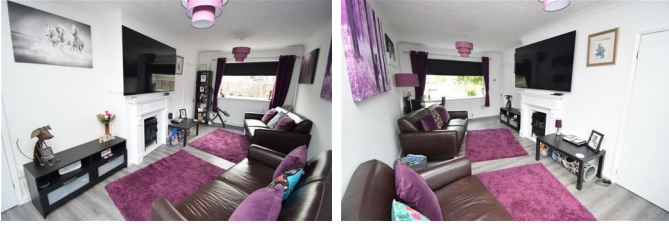
Viewing is essential for this exceptional two bedroomed semi-detached house in a particularly desirable location close to local schools and shops. The property has been much improved by the present owner and includes; gas central heating, double glazing, an attractive fitted kitchen with integrated appliances, white bathroom suite, two good sized bedrooms with built in wardrobes, and a most pleasant rear garden area with patio. this comfortable home is maintained in immaculate decorative order throughout. and will appeal to first time buyers. and should be viewed internally to be fully appreciated.

Ground Floor

Entrance Hall

Has composite entrance door, central heating radiator and staircase leading to the first floor.

Lounge 19'9 x 10'8 (6.02m x 3.25m)



Has laminate flooring, feature fire surround inset with stove effect electric fire, coved ceiling and central heating radiator.

Kitchen 11'2 x 7'0 (3.40m x 2.13m)



Has an excellent range of fitted wall and base units, laminate work surfaces, built in electric oven, hob and chimney style extractor canopy, integrated dishwasher, stainless steel inset sink unit with mixer tap, plumbing for automatic washing machine, wall mounted combination gas boiler and UPVC entrance door leading out onto the rear lobby.

Rear Lobby

Has UPVC entrance door access to both the front and rear garden and brick storage / utility area.

First Floor

Landing

Has loft access and coved ceiling.

Bedroom 1 16'11 x 9'6 (5.16m x 2.90m)



(Maximum measurements) Has good range of built in wardrobes, central heating radiator, coved ceiling and storage cupboard.

Bedroom 2 10'8 x 9'11 (3.25m x 3.02m)



Has range of built in wardrobes, coved ceiling and central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath with electric shower over and glass shower screen, hand wash basin, WC, cladding to the walls, coved ceiling and central heating radiator.

Exterior



Has lawned front garden with mature flower borders and to the rear a feature gravel area and private timber decked 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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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