



**29 Ravensworth Road, Ferryhill, DL17 8QL**

**£92,950**

Viewing is essential for this three bedroomed semi-detached house in this most pleasant location close to local schools and shops. The property has been well maintained by the present owner to include; gas central heating, double glazing, modern kitchen, white bathroom suite and offers off road parking to the rear. Must be viewed internally.



## Ground Floor

### Entrance Hall

Has UPVC Entrance door, central heating radiator, storage cupboard and staircase leading to the first floor.

### Lounge 12'9 x 12'8 (3.89m x 3.86m)



Has coved ceiling, central heating radiator and wall mounted electric fire.

### Dining Room 9'6 x 9'4 (2.90m x 2.84m)



Has coved ceiling and central heating radiator.

### Kitchen 10'3 x 10'1 (3.12m x 3.07m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, plumbing for automatic washing machine and tumble dryer, coved ceiling, central heating radiator, and wall mounted combination gas boiler.

### Rear Lobby

Has access to both front and rear gardens and brick sheds.

## First Floor

### Landing

Has storage cupboard, coved ceiling, and access to the loft.

### Bedroom 1 13'5 x 10'0 (4.09m x 3.05m)



Has coved ceiling, central heating radiator and storage cupboard.

### Bedroom 2 11'6 x 8'9 (3.51m x 2.67m)



Has coved ceiling and central heating radiator.

### Bedroom 3 9'0 x 8'2 (2.74m x 2.49m)

Has coved ceiling, central heating radiator and storage cupboard.

## Bathroom



Has white suite comprising; Panelled bath with electric shower, hand wash basin and central heating radiator.

## WC



Has separate WC and central heating radiator.

## Exterior



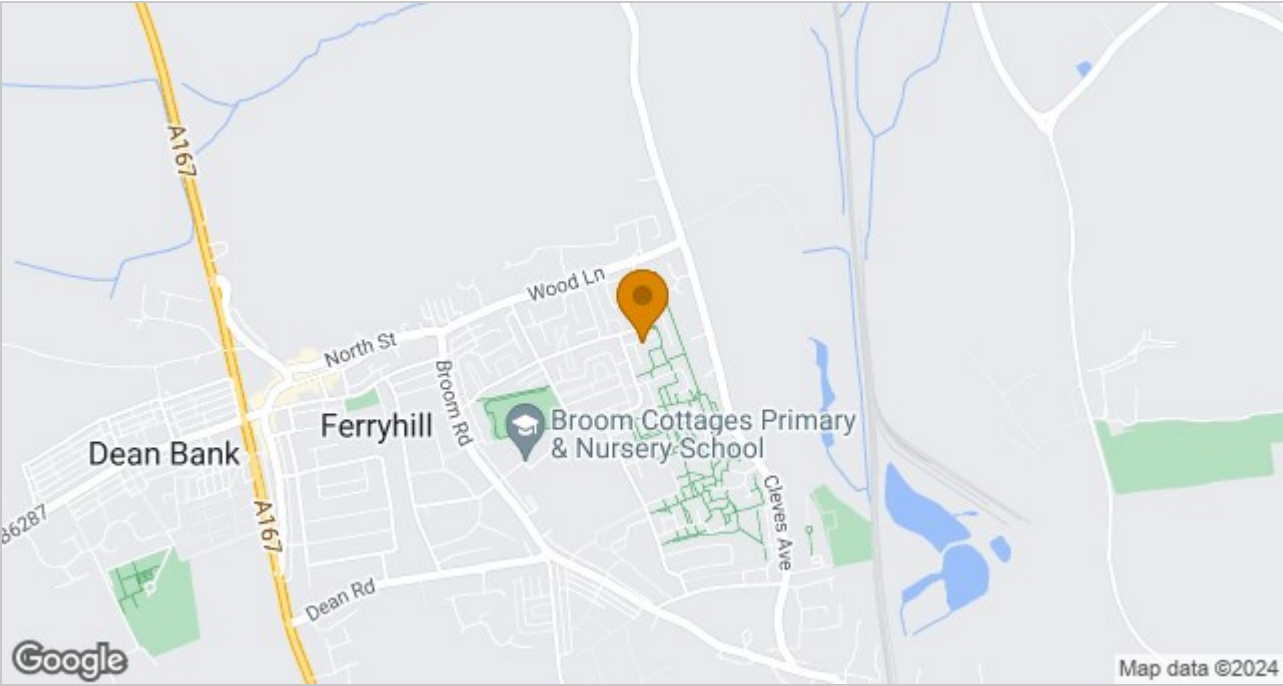
Has lawned front garden and to the rear double access gates leading to off road parking and gravel garden.

## Disclaimer

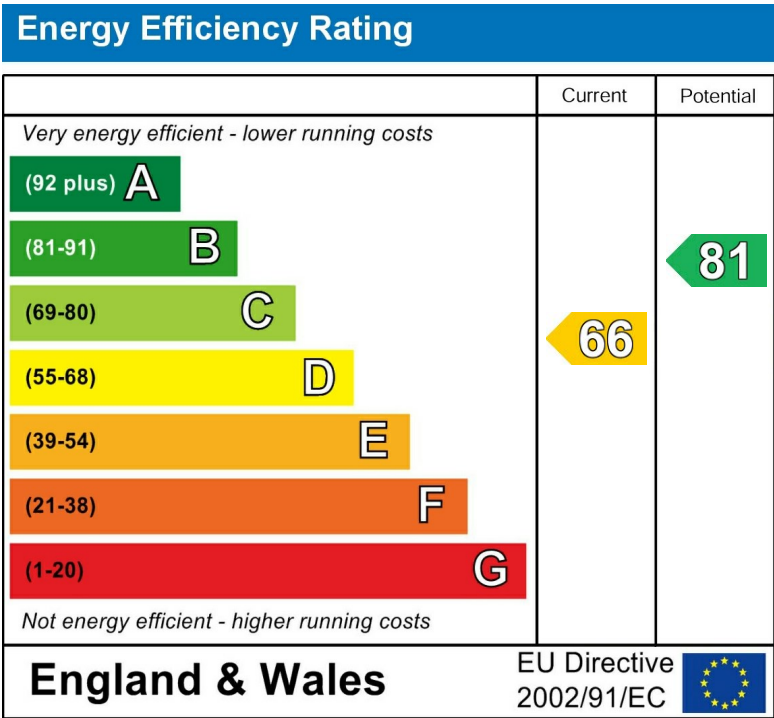
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT,

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.