



8 Alington Close, Ferryhill, DL17 0RJ

£140,000

We are delighted to offer this exceptional extended three bedroom semi detached house which occupies a sought after location on this popular development. The property is finished to a high standard and comprises a hallway leading to a pleasant lounge, separate dining room, superb fitted kitchen with full range of integrated appliances and a rear sun lounge. On the first floor are three good bedrooms and a luxurious family bathroom. Outside are well maintained gardens to the front and rear along with a double length garage/workshop. This beautiful family home will be of particular interest to the family buyer and should be viewed without delay.

Ground Floor

Entrance Hall

Has composite entrance door.

Lounge 12'7 x 13'3 (3.84m x 4.04m)



Has fire alcove, coved ceiling and central heating radiator.

Dining Room 10'11 x 7'11 (3.33m x 2.41m)



Has coved ceiling, central heating radiator and oak glazed French doors leading to kitchen.

Kitchen 7'6 x 11'1 (2.29m x 3.38m)



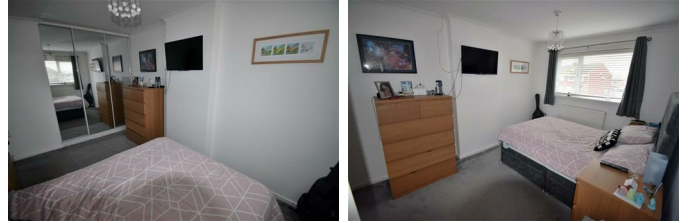
Has a range of fitted white gloss wall and base units, contrasting work surfaces and upstands, inset composite sink unit with mixer tap, built in electric oven and hob with contemporary stainless steel and glass extractor canopy, integrated fridge freezer and dishwasher, tiled floor, central heating radiator and UPVC French doors leading out onto rear garden and sun lounge.

Sun Lounge 14'4 x 6'2 (4.37m x 1.88m)

Has a range of fitted units with laminate work surfaces and built in wine fridge and French doors opening out onto rear garden.

First Floor

Bedroom 1 13'0 x 9'0 (3.96m x 2.74m)



Has coved ceiling, central heating radiator and fitted mirrored sliding wardrobes.

Bedroom 2 16'4 x 9'2 (4.98m x 2.79m)



Has coved ceiling, central heating radiator and storage cupboard housing combination gas boiler.

Bedroom 3 6'5 x 9'7 (1.96m x 2.92m)



Has coved ceiling, central heating radiator and storage cupboard.

Bathroom WC



Has luxurious white suite comprising: Double shower cubicle with mains shower and glass shower screen, free standing bath with mixer tap, handwash basin in vanity unit, integrated WC, tiled walls and floor, central heating radiator.

Workshop/Garage

A double length space fitted with mains power and light with French doors opening on to the rear garden.

Exterior



To the front of the property is a patterned concrete driveway and garden laid to lawn. To the rear of the property is an extended garage/workshop, patterned concrete patio area with garden laid to lawn and decking 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 | | |
| (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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