



**51 Lime Road, Ferryhill, DL17 8DW**

**£89,950**

We are pleased to offer to the market this very well presented two bedroom semi-detached property in Ferryhill, the property is in good decorative order throughout and benefits from gas central heating, double glazing, modern fitted kitchen, two good sized bedrooms, white family bathroom suite and gardens to both front and rear and driveway offering off road parking. An early viewing is recommended.



## Ground Floor

### Entrance Vestibule

Has UPVC entrance door and staircase leading to the first floor.

### Lounge 14'6 x 11'11 (4.42m x 3.63m)



Has wall mounted electric fire, coved ceiling, bay window, laminate flooring and central heating radiator.

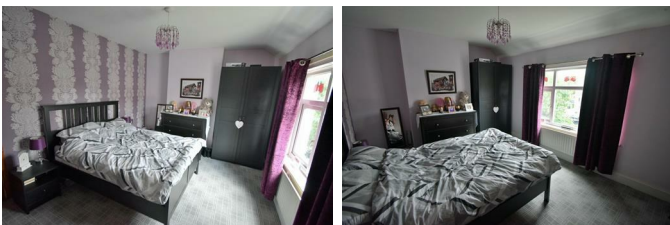
### Kitchen/Dining Room 17'11 x 8'2 (5.46m x 2.49m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven with electric hob, stainless steel extractor canopy and splash back, plumbing for automatic washing machine, integrated fridge freezer, tiled floor, central heating radiator, coved ceiling and UPVC patio doors leading out onto rear garden.

## First Floor

### Bedroom 1 14'8 x 10'8 (4.47m x 3.25m)



Has central heating radiator.

### Bedroom 2 10'0 x 9'11 (3.05m x 3.02m)



Has central heating radiator.

## Bathroom



Has modern white suite comprising: panel bath with mixer shower and folding shower screen, hand wash basin and WC in vanity unit, PVC cladding covering floor and walls and chrome towel radiator.

## Exterior



Driveway offering off road parking and garden laid to lawn to the front of the property and to the rear is an enclosed garden laid to lawn with mature trees and shrubs, patio area and brick built storage shed.

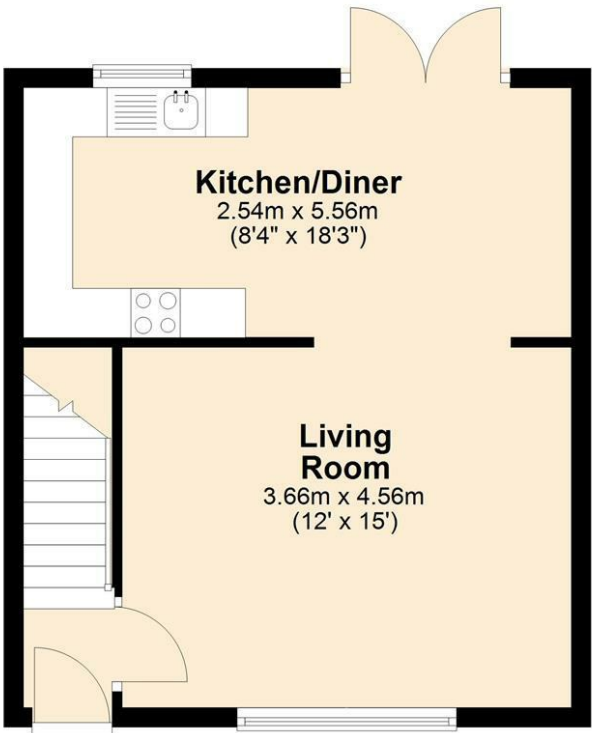
## Disclaimer

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.

Floor Plan

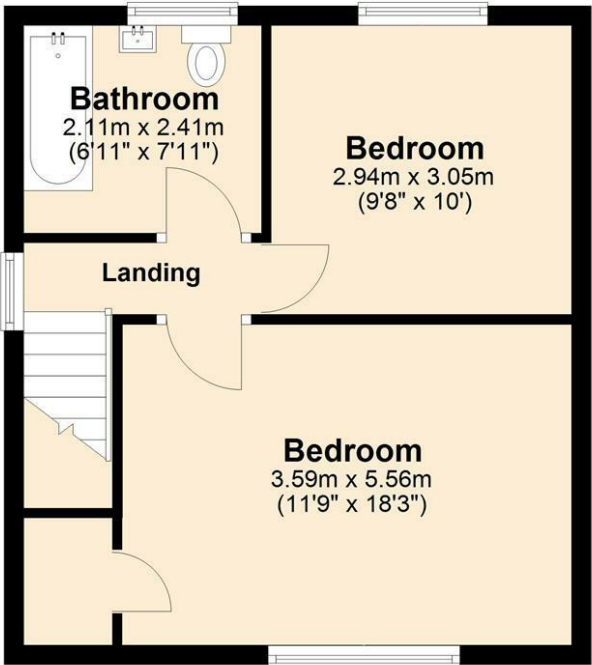
Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



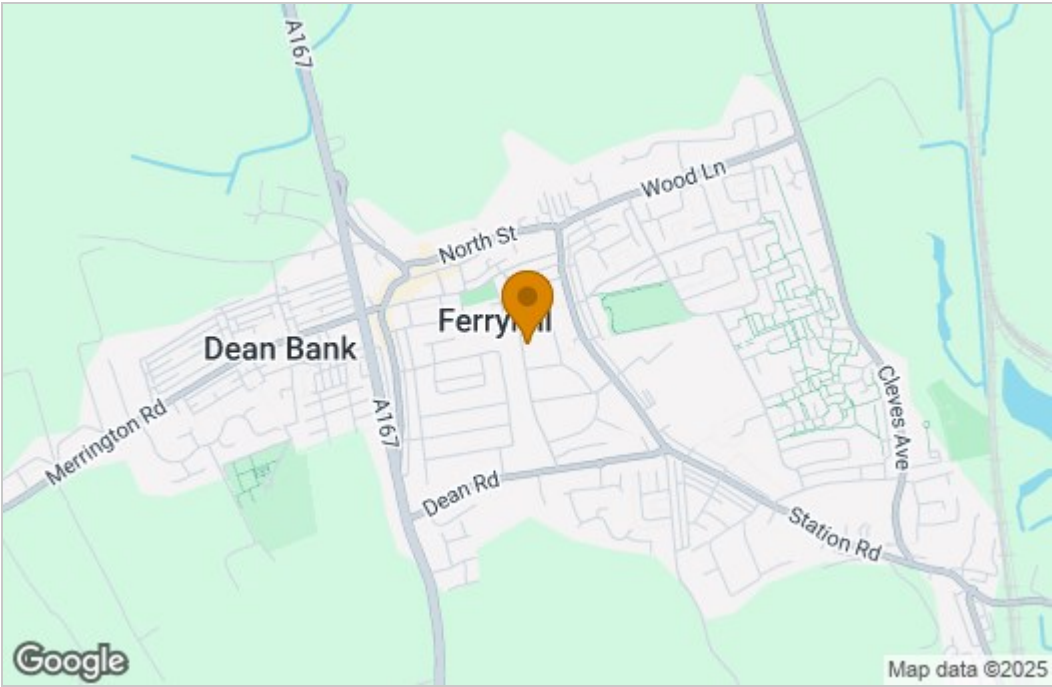
First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)

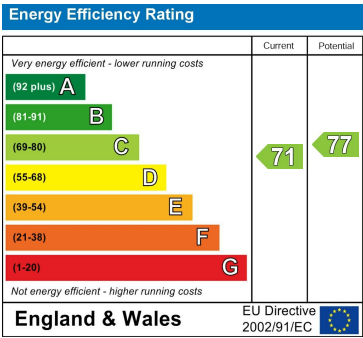


Total area: approx. 71.5 sq. metres (769.3 sq. feet)  
**51 Lime Road, Ferryhill**

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.