



**51 West Chilton Terrace, Ferryhill, DL17 0HJ**

**£54,950**

We are pleased to offer to the market this two bedroom end of terrace property in Chilton close to local schools and shops. The property benefits from gas central heating, double glazing, separate lounge and dining room, fitted kitchen, white bathroom suite two good size bedrooms and enclosed rear courtyard.

Priced to sell with vacant possession we would recommend an early inspection.



## Ground Floor

### Entrance Hall

Has UPVC entrance door and storage cupboard.

### Lounge 12'1 x 12'11 (3.68m x 3.94m)



Has feature fireplace with electric fire and central heating radiator.

### Dining Room 12'3 x 14'5 (3.73m x 4.39m)



Has central heating radiator.

### Kitchen / Breakfast Room 12'4 x 7'0 (3.76m x 2.13m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with

mixer tap, plumbing for automatic washing machine and UPVC entrance door.

## First Floor

### Bedroom 1 13'0 x 15'10 (3.96m x 4.83m)



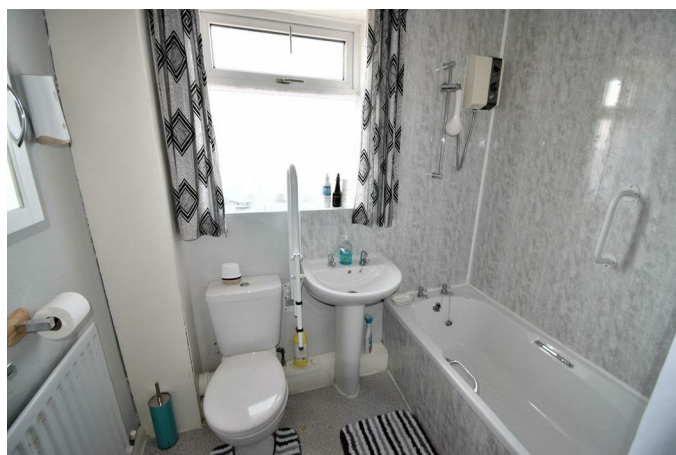
Has central heating radiator.

### Bedroom 2 10'0 x 14'11 (3.05m x 4.55m)



Has central heating radiator.

## Bathroom WC



Has white suite comprising: panel bath with electric shower over, hand wash basin, WC and central heating radiator.

## Exterior

Has enclosed rear courtyard.

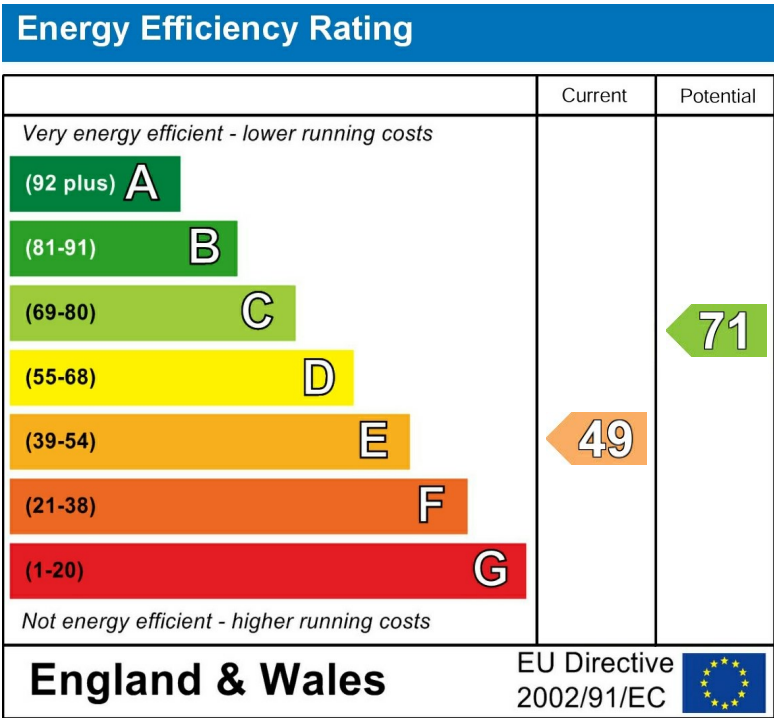
### Disclaimer

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 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



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