Peter Clark
Property Services Ltd.









27 Rowlandson Terrace, Ferryhill, DL17 8AR

£64,950

We are pleased to offer to the market this excellent two bedroom end of terrace property in Ferryhill. The property is in good decorative order and well maintained throughout by the present owners and benefits from gas central heating, double glazing, large living room through dining room, attractive fitted kitchen with built in appliances modern white bathroom suite, two good size bedrooms and enclosed rear courtyard. This comfortable property will appeal to both the first time buyer and investor market and is available with no onward chain.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY
Tel: 01740 657777 Email: donna@peterclarkpropertyservices.co.uk https://www.peterclarkpropertyservices.co.uk

Ground Floor

Entrance Vestibule
Has composite entrance door and staircase leading to the first floor.

Lounge/Dining Room 22'4 x 14'11 (6.81m x 4.55m)





Has feature fire surround with pebble effect living flame gas fire, built in alcove storage and shelving, understairs storage cupboard and central heating radiator.

Kitchen 7'6 x 12'2 (2.29m x 3.71m)



Has a range of fitted base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven and hob with stainless steel extractor canopy, plumbing for automatic washing machine, central heating radiator, laminate flooring and UPVC entrance door leading outside.

First Floor

Bedroom 1 10'4 x 10'8 (3.15m x 3.25m)



Has built in wardrobes and central heating radiator.

Bedroom 2 6'9 x 11'4 (2.06m x 3.45m)



Has built in wardrobes and central heating radiator.

Bathroom



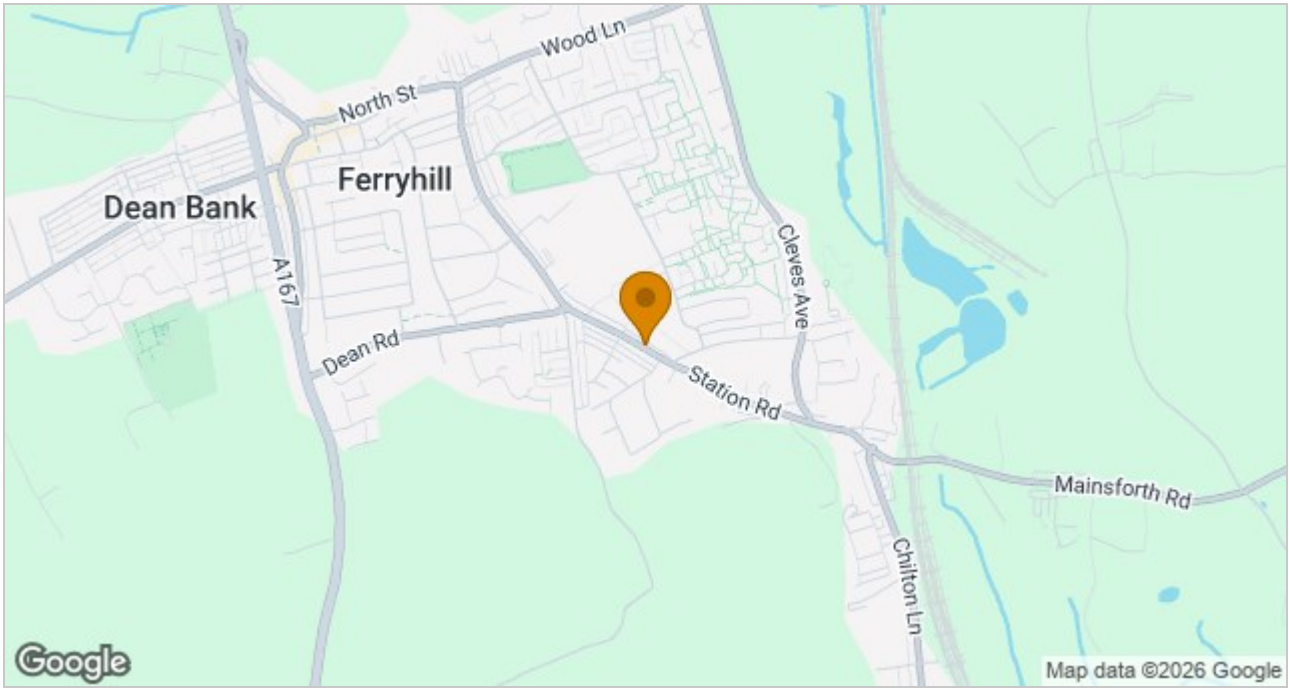
Has white suite comprising: panel bath with mains shower and glass shower screen, hand wash basin in vanity unit, WC and central heating radiator.

Exterior
Has enclosed rear courtyard.

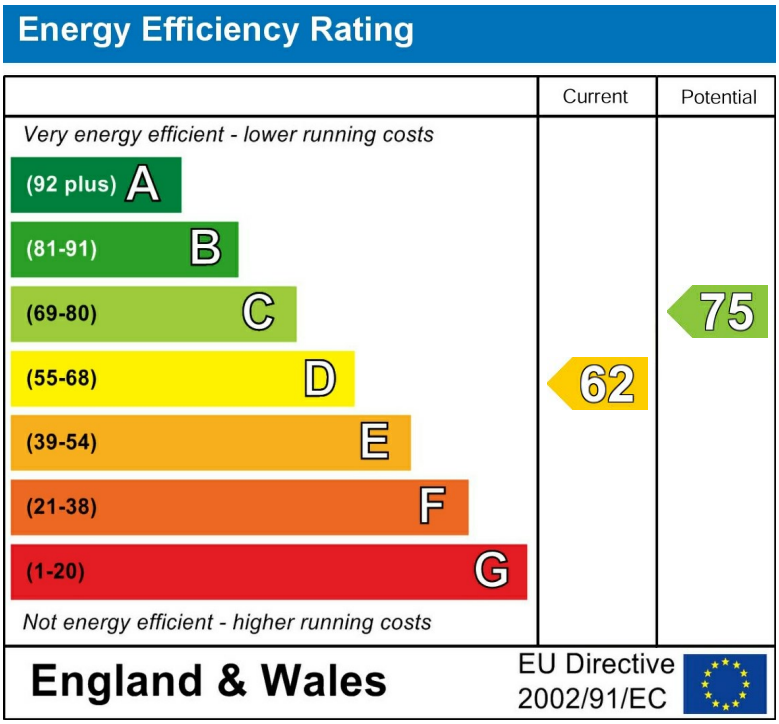
Disclaimer
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASURMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS 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.