Langdales
Professional Estate & Letting Agents

Kitchener Terrace, Ferryhill DL17 8AX

Asking Price: **£54,950** EPC Rating: **C**

We are delighted to market for sale this well-presented TWO BEDROOM terraced property available to the market with NO ONWARD CHAIN, FRESHLY DECORATED and NEW FLOORING. Enjoying pleasant outlook to the front, overlooking a number of maintained allotments and is located within popular residential area of Ferryhill, the property is perfectly suited to a variety of purchasers including both the First Time Buyer and Private Landlord alike and is conveniently situated within easy access of local amenities and transport links. Internal viewing is highly advisable to appreciate in full accommodation set over two floors comprising of: Entrance Hall, Lounge and contemporary Kitchen / Dining Room with integrated cooking facilities to the Ground Floor. To the First Floor are Two well-proportioned Bedrooms and Family Bathroom. Externally there is an Enclosed Yard to the Rear while to the front is street parking.

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ENTRANCE HALL With frosted double glazed entry door to the front elevation and stairs leading to first floor accommodation. Decorated with colour washed walls and carpet floor covering.

LOUNGE With double glazed window to the front elevation, feature fireplace and hearth incorporating fitted gas fire, double panel heating radiator and under stairs storage cupboard. Decorated with colour washed walls and carpet floor covering.

KITCHEN / DINING ROOM With frosted double glazed entry door to the rear elevation, two double glazed windows – both to the rear elevation, fitted with a range of wall and floor mounted units with contrasting laminated working surfaces incorporating 1 ½ stainless steel drainer sink unit with mixer tap, integrated electric oven and hob with stainless steel extractor, plumbing for automatic washing machine, double panel heating radiator and ideal logic central heating boiler. Decorated with colour washed walls and premium / hardbacked floor tiles.

FIRST FLOOR

LANDING With access to loft space and all first floor rooms. Decorated with colour washed walls and carpet floor covering

BEDROOM ONE With double glazed window to the front elevation and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.

BEDROOM TWO With double glazed window to the rear elevation and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.

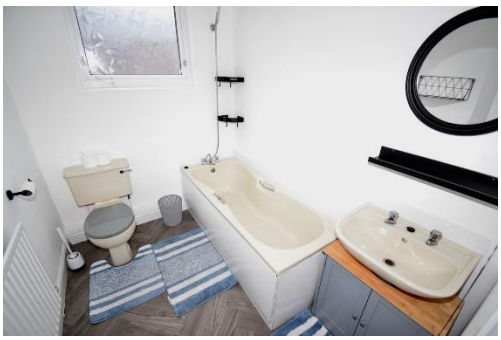
BATHROOM With frosted double glazed window to the rear elevation, fitted with a suite comprising of panelled bath with shower head mixer tap, wash hand basin and low level wc and single panel heating radiator. Decorated with colour washed walls and cushioned floor covering.

EXTERNAL

To the rear is an enclosed yard with gated access.

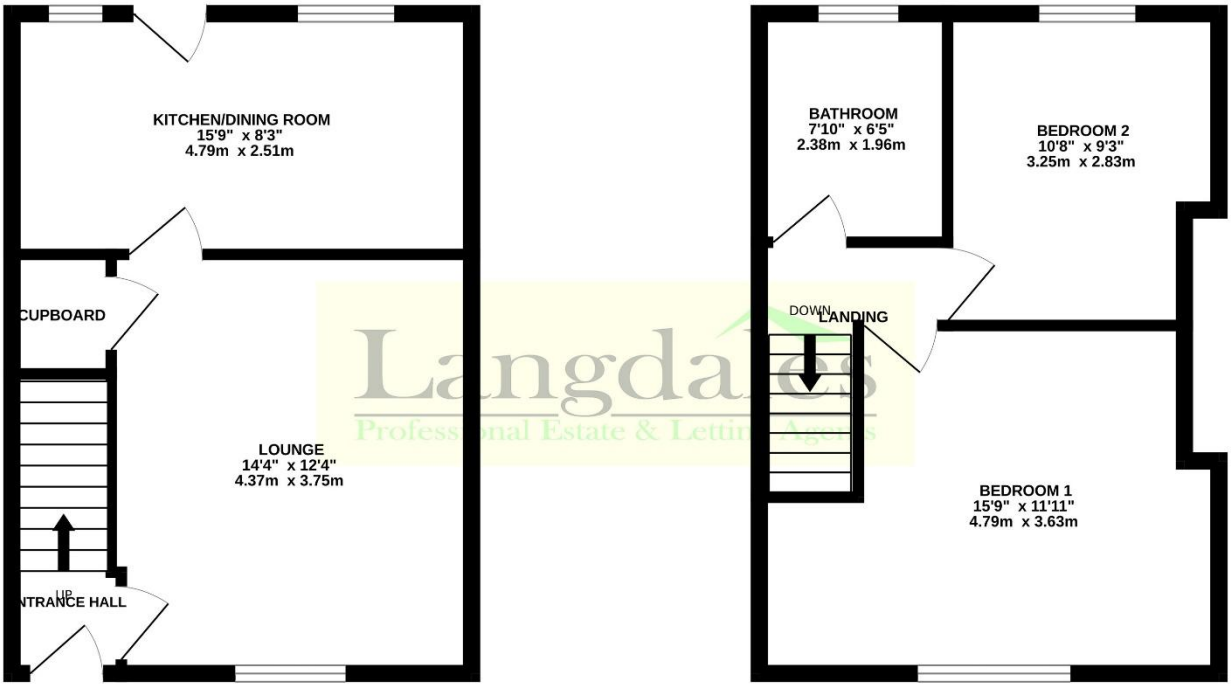
COUNCIL TAX BAND A

TENURE FREEHOLD



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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