

Eldon Terrace, Ferryhill, County Durham

Price Reduced to: £60,000

 **Reeds Rains**

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2-3 Eldon Terrace, Ferryhill, County Durham

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Spacious double fronted mid terrace property located within Ferryhill. To the ground floor there are three good reception rooms, garden room, modern fitted kitchen and cloaks WC. To the first floor three double bedrooms one of which has an en-suite bathroom WC, dressing area and family bathroom. Externally a yard to the rear and provides access to the garage. The property benefits from gas central heating and double glazing. Epc Rating D

Ground Floor

0 x 0

Entrance Hallway

0 x 0

Central heating radiator.

Dining Area

4.55 x 3.56

Radiator. Window to the front.

Lounge

4.57 x 3.48

Radiator. Tv aerial Point. Door into the garden room.

Garden Room

4.8 x 2.95

Three radiators. French doors into the yard.

Cloaks Wc/Utility

3.23 x 1.91

WC. Wash hand basin. Space for washing machine. Radiator.

Kitchen

5.54 x 1.73

Range of fitted wall and base units with contrasting work surfaces. Single drainer sink unit. Electric oven and hob. Extractor hood. Space for fridge/freezer. Window to the rear. Partially tiled. Radiator.

Rear Hallway

0 x 0

Radiator. Staircase leading to the first floor.

First Floor

0 x 0

Reception Room

0 x 0

Landing

0 x 0

Radiator. Two wall light points. Access to the loft space.

Bedroom One

3.53 x 3.51

Radiator. Window to the rear. Two built in storage cupboards.

En-suite Bathroom Wc

3.23 x 1.98

Panelled bath. WC and wash hand basin. Extractor fan. Radiator. Window to the rear.

Dressing Area

3.51 x 2.64

Wall mounted Baxi boiler. Radiator. Window to the rear elevation. Built in storage cupboards.

Bathroom Wc

3.25 x 1.98

Panelled bath. WC. Wash hand basin. Radiator. Built in storage cupboard. Window to the rear.

Bedroom Two

4.57 x 2.64

Radiator. Window to the front.

Bedroom Three

4.6 x 3.58

Window to the front. Radiator.

Garage

0 x 0

Exterior

0 x 0

Forecourt area to the front. The rear yard has walled enclosed boundaries.

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All Measurements

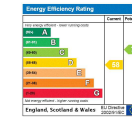
All Measurements are Approximate.

Laser Tape Clause

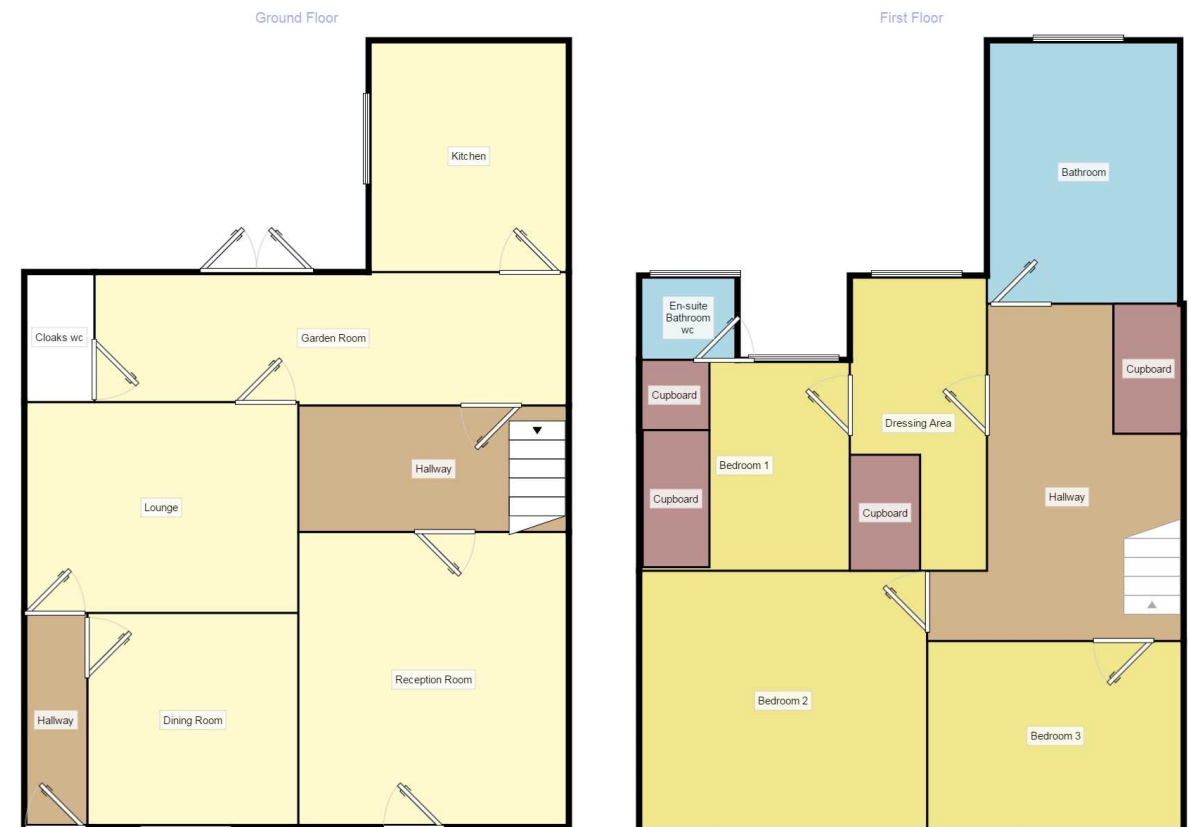
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. No to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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