



## 24 Cavendish Court, Ferryhill, County Durham, DL17 8PY



Viewing is essential to appreciate this TWO BEDROOM SEMI DETACHED BUNGALOW offered to the market in superb decorative order throughout. The property is located in this quiet cul de sac within this well-established residential area approximately a ten minute walk from Ferryhill Market Place and local amenities. In our opinion the property should suit a range of purchasers including the retired couple and benefits from CAVITY WALL INSULATION, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. In brief the property comprises of ENTRANCE HALL, LOUNGE with feature fire surround leading to CONSERVATORY, ATTRACTIVE FITTED KITCHEN, TWO BEDROOMS both with quality fitted wardrobes and RECENTLY INSTALLED SHOWER ROOM. Externally the property enjoys FRONT & REAR GARDENS and DRIVEWAY leading to DETACHED GARAGE. In more detail the accommodation comprises of:-

Energy Efficiency Rating: D      Environmental Impact Rating: D

**ASKING PRICE - £114,950.00**



**ROBINSONS**  
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**GROUND FLOOR**

**Entrance Hall**

Single central heated radiator with cover, dado rail, storage cupboard housing combi boiler for domestic hot water and gas central heating and access to loft

**Lounge 10'1 x 17'4(3.07m x 5.28m)**

Feature fire surround with electric fire, TV point, two double central heated radiators, dado rail, coving and UPVC French doors to

**Conservatory 12'7 x 10'8(3.84m x 3.25m)**

Double central heated radiator with cover and ceiling fan

**Kitchen 10'3 x 5'7(3.12m x 1.70m)**

Fitted with a range of wall and base units with contrasting work surfaces, sink with mixer tap, gas hob, built in split level oven, extractor hood, part tiled walls, vertical radiator, delft rack and uPVC window to rear elevation

**Bedroom One 8'8 x 11'9(2.64m x 3.58m)**

UPVC window to front elevation, quality fitted wardrobes with over bed storage, single central heated radiator, dado rail and laminate flooring

**Bedroom Two 7'1 x 9'3(2.16m x 2.82m)**

UPVC window to front elevation, built in quality wardrobes with over bed storage, single central heated radiator, delft rack and laminate flooring

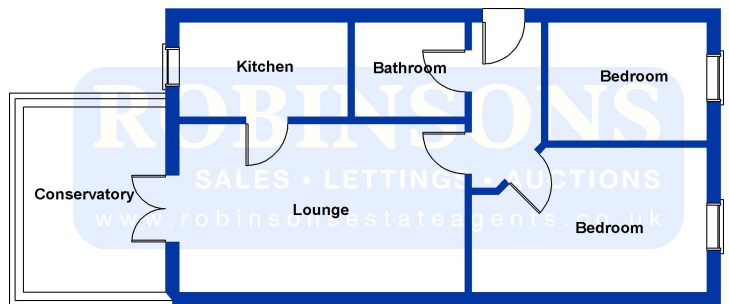
**Shower Room**

Low level w/c, pedestal wash hand basin, quadrant shower cubicle with mains fed shower, chrome effect fittings, extractor fan, part tiled walls, part waterproof panelling to walls, coving and uPVC window to side elevation

**EXTERNALLY**

To the front of the property there are open plan gardens which are well maintained and driveway leading to garage with side uPVC door, dawn to dusk lighting, up and over door, power and lighting. To the rear of the property there are enclosed gardens which are not over looked and receives the sun most of the day, paved patio area, raised decking area, external tap, lawned area and planted borders

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Environmental Impact Rating: D



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.