# KAN MOVE Estate Agents

## 3 bed Terraced House for sale - £82,000

Cochrane Terrace - Ferryhill



\*\*SOLD WITH NO ONWARD CHAIN\*\* Situated on the outskirts of Chilton/Ferryhill A lovely Three Bedroom mid-terraced house, with open plan lounge. dining room, kitchen, ground floor wet room. To the first floor three bedrooms. externally has a rear yard. Ideal for investor or first time buyer



### 1 Bathrooms

3 Beds

- NO ONWARD CHAIN
- THREE BEDROOM MID TERRACED HOUSE
- GROUND FLOOR WET ROOM
- SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
- GAS FIRED CENTRAL HEATING SYSTEM
- ENCLOSED YARD TO REAR

**SCAN FOR DETAILS** 

#### Entrance

UPVC Double glazed door into vestibule with stairs to first floor.

**Lounge 13' 0'' into alcove x 13' 0'' (3.96m x 3.96m)** UPVC Double glazed window to front, electric feature fire

#### Diner 16' 0" into alcove x 12' 0" (4.87m x 3.65m)

UPVC double glazed window to rear, brick fire surround with marble hearth, cupboard housing boiler, understairs storage cupboard

#### Kitchen 11' 0" x 7' 0" (3.35m x 2.13m)

UPVC double glazed window to side, matching wall and base units with drawers, stainless steel sink unit with mixer tap, plumbing for washing machine, space for under counter fridge, electric point for cooker, tiled floor.

**Rear Lobby** UPVC double glazed door to rear yard.

#### **Ground Floor Wet Room**

UPVC double glazed window to side, shower off mains, pedestal wash hand basin, low level W/C, fully tiled walls.

Landing

Loft Access

**Bedroom One 13' 0'' x 13' 0'' (3.96m x 3.96m)** UPVC Double glazed window to front, storage cupboard.

**Bedroom Two 12' 0'' x 9' 0'' inot alcove(3.65m x 2.74m)** UPV Double glazed window to rear.

**Bedroom Three 8' 0'' x 8' 0'' (2.44m x 2.44m)** UPVC double glazed window to rear.

**Externally** Enclosed Rear Yard







These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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