

## Three bed Terraced House for sale - £69,950

Encombe Terrace - Ferryhill



WELL PRESENTED THROUGHOUT THREE BEDROOM MID TERRACED HOUSE with good commuting links to the A1. A19, Durham City and surrounding villages.

NO ONWARD CHAIN

Entrance hallway, two large reception rooms, kitchen and a separate utility room, spacious landing to the first-floor bathroom includes a separate shower cubicle, two double bedrooms and a single. The property benefits from gas fired central heating system and partially double glazed. Taste fully decorated white walls throughout with new grey carpets to the first floor. Externally is an enclosed rear yard with timber fence and gate.

**Bathrooms 1**

**Beds 3**



- WELL PRESENTED THREE BEDROOM TERRACED HOUSE
- TWO LARGE RECEPTION ROOMS
- KITCHEN AND SEPARATE UTILITY
- FIRST FLOOR BATHROOM
- GAS FIRED CENTRAL HEATING SYSTEM
- ENCLOSED REAR YARD

SCAN FOR DETAILS

## Entrance Hallway

Hardwood Entrance Door

## Lounge 14' 0" x 16' 0" (4.26m x 4.87m)

UPVC Double glazed window to front, feature fire surround and hearth.

## Reception Room Two 13' 0" x 14' 0" (3.96m x 4.26m) into alcove

UPVC Double glazed window to rear, understairs storage cupboard.

## Kitchen 9' 0" x 12' 0" (2.74m x 3.65m)

UPVC Double glazed window to side, porcelain sink unit One 1/2 bowl with mixer tap, white wall, base units and drawers, electric hob oven and extractor hood, tiled splashbacks, tiled flooring.

## Extended Utility 10' 0" x 8' 0" (3.05m x 2.44m)

UPVC Rear door, plumbing for washing machine, tiled flooring, matching wall and base units.

## First Floor Landing

Storage cupboard, loft access.

## Family Bathroom

Hardwood frame window with Double glazed glass units, bath, pedestal wash hand basin, W/C, fully tiled walls, two storage cupboards one housing the boiler, separate shower cubicle with electric shower.

## Bedroom One 11' 0" x 13' 0" (3.35m x 3.96m)

UPVC Double glazed window to front.

## Bedroom Two 14' 0" x 11' 0" (4.26m x 3.35m)

UPVC Double glazed window to rear.

## Bedroom Three 6' 0" x 10' 0" (1.83m x 3.05m)

UPVC Double glazed window to front.

## Externally

Enclosed yard to the rear. Timber Fence with gate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

