

West Chilton Terrace

Ferryhill, DL17 0HH



Offers in the Region Of £55,000

- Three Bedroomed End of Terrace
- Tenant in Situ
- Deceptively Spacious
- Lounge and Dining Room
- Enclosed Rear Yard
- Must be Viewed

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for sale this Three Bedroom end of Terrace Property in Chilton, close to local schools and shops. The property benefits from upvc double glazing and gas central heating. In brief the property comprises of Entrance Reception Vestibule, Large open plan Lounge/Dining Room, modern fitted Kitchen. To the first floor there are Three Bedrooms and a white Bathroom/wc. Externally there is an enclosed rear yard. This property is offered for sale with a tenant in situ and is an ideal investment opportunity.



PROPERTY PARTICULARS

Entrance Reception Vestibule

With upvc double glazed entry door to the front elevation.

Lounge 12' 6" x 11' 5" (3.81m x 3.48m)

With upvc double glazed window to the front elevation, staircase leading up to the first floor accommodation and archway leading into the Dining Room.

Dining Room 13' 11" x 12' 4" (4.24m x 3.76m)

With upvc double glazed window to the rear elevation, feature brick built fireplace and built in under stairs storage cupboard.

Kitchen 14' 2" x 6' 4" (4.31m x 1.93m)

With upvc door and window to the side elevation, fitted with a range of white wall and floor mounted and unit is, laminated worktops, inset stainless steel mixer tap, cooker point and plumbing for automatic washing machine.

Landing

With access to left space and all first floor rooms.

Bedroom One 13' 3" x 8' 6" (4.04m x 2.59m)

With upvc double glazed window to the front elevation and wall mounted combi boiler.

Bedroom Two 13' 3" x 8' 6" (4.04m x 2.59m)



With upvc double glazed window to the rear elevation and built in storage cupboard.

Bedroom Three 8' 11" x 6' 11" (2.72m x 2.11m)

With upvc double glazed window to the front elevation and built in over stair storage cupboard.

Bathroom

With upvc double glazed window to the rear elevation, white suite comprises of panelled bath, pedestal wash hand basin and low level wc.

Externally

To the rear of the property there is an enclosed yard with gated access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

