



## 2 bed bungalow to buy in DL17

Parker Terrace, Ferryhill, Durham, DL17 8JT

**£120,000** Starting Bid

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Two generous double bedrooms
- ✓ Low maintenance enclosed gardens and driveway
- ✓ No Upper Chain
- ✓ Recently modernised
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: Other

## Description

MOVE IN 4-8 WEEKS!! SECURE PURCHASE

Available with no upper chain, Pattinson is delighted to offer for sale Via Auction this modernised detached, 2 bedroom bungalow having spacious accommodation throughout.

An impressive open-plan kitchen, diner and sitting area, creating the perfect space for modern living, entertaining and socialising. The kitchen has been refitted with an upgraded comprehensive range of units, complemented by contrasting worktops and incorporating a stainless steel sink with drainer and mixer tap. Integrated appliances include a double oven, gas hob with stainless steel extractor hood, fridge, freezer and washing machine. Additional features to the kitchen include a UPVC double glazed window to the rear, tiled splashbacks, wood-like laminate flooring, radiator, and a fireplace housing an electric fire. A charming stable-style door provides access to the sun room.

This versatile sun room, with windows overlooking the garden and an external door providing direct access to the rear of the property is an ideal space for a multitude of uses such as a hobby or simple relaxation area to enjoy reading a book.

The property benefits from two generously sized double bedrooms. The principal bedroom features a UPVC double glazed bay window to the front, while the second bedroom includes a UPVC double glazed window to the side and built-in wardrobes providing ample storage.

A well-appointed and generously proportioned wet room, designed with both practicality and accessibility in mind including being fully tiled in neutral beige tones with a decorative horizontal border. The bathroom features a walk-in shower with overhead shower and curtain rail, a pedestal wash hand basin with chrome fittings, alongside a low-level WC positioned beneath a large frosted window, allowing for plenty of natural light while maintaining privacy. A built-in storage unit offers excellent space for towels and toiletries whilst the flooring is durable and easy to maintain, perfectly suited to a wet room environment.

Externally, to the front, the property is set back from the pedestrian public pathway with a walled front garden with bedding plants and steps lead up to the front door. A driveway allows for private off street parking, and a secure gate divides and offers access to the rear garden where further parking is available for multiple cars. The low maintenance paved garden to the rear offers a lovely area to enjoy alfresco dining and summer days. A large wooden storage shed can be used to store gardening equipment or used as workshop.

The property is well located within Ferryhill, close to a range of local amenities including shops, supermarkets, schools and leisure facilities, with further options available in nearby Bishop Auckland and Durham. The area offers good transport links, including regular bus services. There is also convenient access to the A1(M) and A167 for commuting across the region.

Viewing is highly recommended for full appreciation of this property contact your local Pattinson Durham Branch to arrange.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Bungalow

Parking: Driveway

Heating: Other

## Entrance/Hallway

Entrance Hall - Welcoming hallway entered via UPVC double glazed door. Having wood laminate flooring and radiator.



## Living Room

Living Room - 4.76 x 4.21 (15'7" x 13'9") - Spacious reception room with a UPVC double glazed bay window to the front, further UPVC double glazed window to the side, feature fireplace housing an electric fire and two radiators



## Kitchen

Open Plan Kitchen, Dining And Sitting Room - 6.41 x 3.68 (21'0" x 12'0")



## Bedroom 1

Bedroom One - 4.76 x 3.45 (15'7" x 11'3") - Generous double bedroom with a UPVC double glazed bay window to the front and radiator.



## Bedroom 2

Bedroom Two - 4.34 x 3.32 (14'2" x 10'10") - Further double bedroom with a UPVC double glazed window, a window to the side, fitted wardrobes providing ample storage and a radiator.



## Bathroom

Bathroom/Wc - 3.18 x 2.51 (10'5" x 8'2") - A refitted wetroom comprising of a mains fed shower, pedestal wash basin, WC, tiled splashbacks, extractor fan and UPVC double glazed opaque window



## Sun room

Conservatory/Rear Lobby - 6.20 x 1.70 (20'4" x 5'6") - Having windows overlooking the garden and an external door.



## Externally

External - The property enjoys surrounding low maintenance gardens including gates to the side providing access for parking. To the rear is a large wooden shed/garage which is ideal for storage.



Approx Gross Internal Area  
100 sq m / 1072 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			63
(39-54) <b>E</b>			
(21-38) <b>F</b>		36	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
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