

## Raisby Terrace

Ferryhill, DL17 9PE



## Offers in the Region Of £69,950

- Two Bedroomed Semi Detached
- Being Sold with Tenant in Situ
- Gardens front and rear
- Conservatory
- Ideal Investment
- Must be viewed

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We FJ Estates are delighted to offer for sale this this deceptively spacious two bedroom semi detached house situated in West Cornforth. The property also benefits from gas central heating and UPVC double glazing. In brief, the property comprises of Entrance Reception, Lounge with feature fireplace, Kitchen with integrated cooking appliances and Conservatory leading out onto the rear garden. To the first floor there are Two Bedrooms and a white bathroom/wc with Shower. Externally to the front of the property there is an enclosed garden, driveway parking leads to a garage situated in the rear garden. This property is being sold with a long term sit in tenant and is an ideal investment property. Early Viewing is strongly recommended.

## PROPERTY PARTICULARS

### Entrance Reception

With upvc double glazed door to the front elevation.

### Lounge 13' 2" x 12' 1" (4.01m x 3.68m)

With upvc double glazed window and feature fireplace.

### Kitchen 18' 7" x 7' 4" (5.66m x 2.23m)

With two upvc double glazed windows and upvc entry door to the rear elevation, fitted kitchen with cream wall and floor mounted units, contrasting laminated working surfaces, inset stainless steel sink unit with mixer tap, integrated electric oven, hob and extractor filter fan and plumbing for automatic washing.

### Conservatory

With upvc double glazed windows and french doors onto the rear garden.

### First Floor Landing

With access to loft space and all first floor rooms.

### Bedroom One 15' 1" x 11' 1" (4.59m x 3.38m)

With upvc double glazed window to the front elevation, built in cupboard containing water tank and over stairs storage cupboard.

### Bedroom Two 11' 0" x 8' 5" (3.35m x 2.56m)

With upvc double glazed window to the rear elevation.



## Family Bathroom

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

## Externally

To the front of the property there is a gravelled garden an ample driveway parking leading to a single detached garage. To the rear a patio area and garden laid to lawn.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 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.

