



RYAN JAMES

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27 Elm Road, Ferryhill DL17 8DG

£90,000

An opportunity to purchase this immaculately presented, two double bedroom semi-detached home with a South facing rear garden. Located on the popular Elm Road in the village of Ferryhill within walking distance of a range of local amenities & junior schooling. The accommodation has been greatly improved by the current vendor since purchase in 2016 and in brief, comprises an entrance hallway, a lounge, a modern fitted kitchen/diner, a conservatory, a first-floor landing, two double bedrooms both with fitted wardrobes and a three-piece house bathroom. To the exterior of the property, there is a driveway providing off-street parking. With the added benefits of gas central heating, double glazing & ready for immediate occupancy the property should appeal to a range of buyers, making an internal inspection a must to appreciate the size, location and presentation of the property on offer. EPC Rating 'D'



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The Accommodation Comprises

Entrance Hall

With a double glazed composite door to the front elevation and stairs leading to the first floor.

Lounge

12 x 15 (3.66m x 4.57m)

With a double glazed window to the front elevation, high-quality floor covering, TV & telephone point, radiator and storage cupboard.

Kitchen/Diner

7'5 x 18'5 (2.26m x 5.61m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with drainer & mixer taps over, splashback, integrated electric oven & four ring gas hob, extractor hood & light, fridge freezer, space & plumbing for a washing machine, tiled floor, wall mounted vertical radiator and double glazed window to the rear elevation.

Conservatory

With double glazed patio doors to the side elevation, tiled floor and wall mounted vertical radiator.

First Floor Landing

With a double glazed window to the side elevation and access to the roof space.

Bedroom One

11 x 13 (3.35m x 3.96m)

With a double glazed window to the front elevation, high-quality floor covering, fitted wardrobes, spotlights, storage cupboard housing the gas combination boiler and radiator.

Bedroom Two

11'10 x 8'5 (3.61m x 2.57m)

With a double glazed window to the rear elevation, high-quality floor covering, radiator and fitted wardrobes.

House Bathroom

Including a modern three piece suite comprising of a P shaped panelled bath with shower over, wash hand basin set in vanity unit, hidden cistern low-level wc., tiled walls, extractor fan, vertical heated towel rail and double glazed window to the rear elevation.

Exterior

Off Street Parking

A driveway providing off-street parking.





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Rear Garden

Sizeable south facing rear garden laid mainly to lawn with private patio seating area and mature hedge boundaries.

Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

Viewing

Viewing is Strictly By Appointment Only.

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

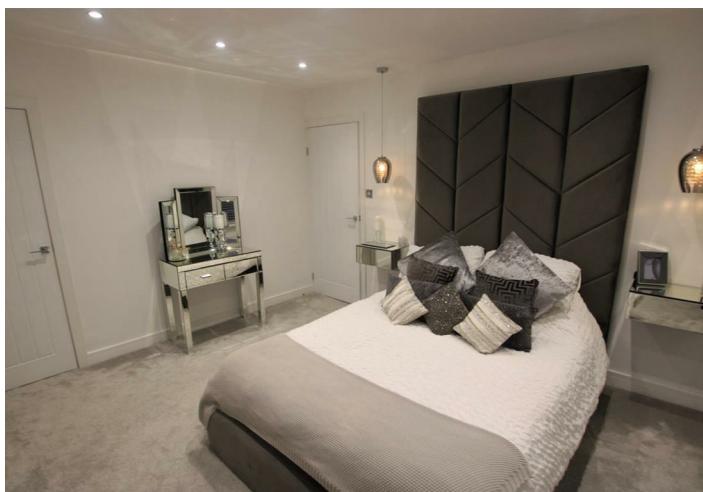
1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.

3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error

4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is intended for guidance purposes only, details are not to scale and should not be relied upon as to the operability or efficiency of any given space.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	62

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

