



country properties  
village properties  
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Cleveland View  
Ferryhill, DL17 0SW

**Offers over £259,950**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



Offered for sale with NO ONWARD CHAIN, this three bedroom DETACHED bungalow enjoys an exclusive peaceful cul-de-sac location and occupies a GENEROUS PLOT with extensive driveway and INTEGRAL SINGLE GARAGE. An internal viewing will reveal spacious well-proportioned living accommodation throughout, featuring an inviting entrance porch and hallway, light and airy lounge, family sized kitchen/breakfast room and large separate dining room, in addition to a utility room. There is also a family bathroom, cloakroom/WC and an en-suite shower room/WC to the principal bedroom. Warmed by gas central heating to radiators and featuring double glazed windows, the property offers immense potential to extend further, subject to the necessary planning and consents.







### **Agents Notes**

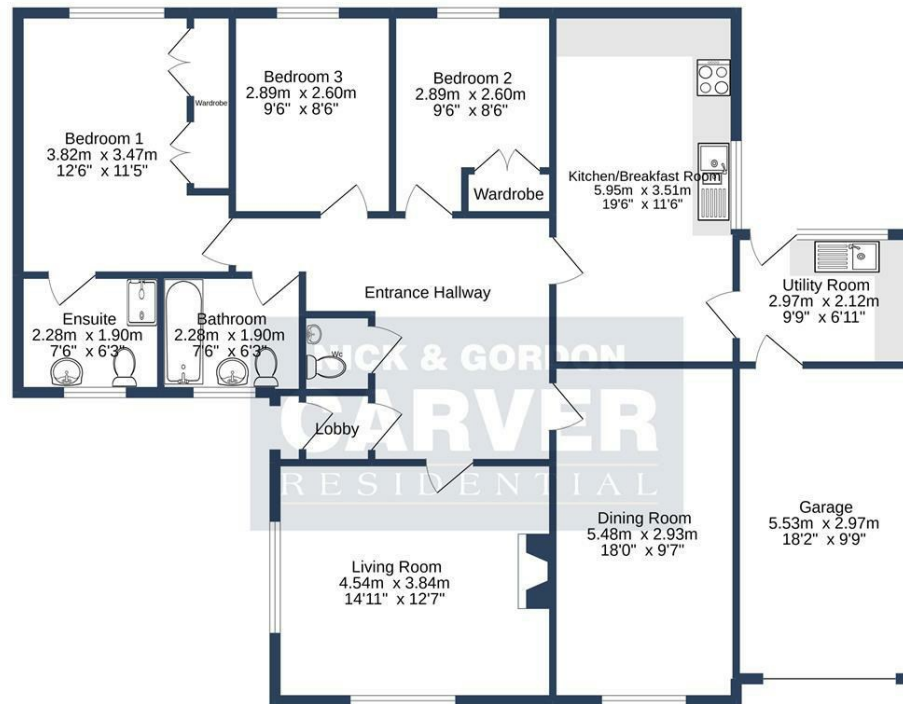
Mains gas, (central heating to radiators), electricity & drainage

Council Tax - Band D

Durham County Council

The property is offered for sale with NO ONWARD CHAIN

Please note that the property sale is subject to Grant of Probate




**GROUND FLOOR**  
129.5 sq.m. (1394 sq.ft.) approx.

CLEVELAND VIEW, FERRYHILL, DL17 0SW.

TOTAL FLOOR AREA: 129.5 sq.m. (1394 sq.ft.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>62</b>	<b>78</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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MAB 6202



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