

KAN MOVE

Estate Agents

Commercial Premises/First floor Apartment For Sale - £110,000

Darlington Road - Ferryhill



Council Tax Band: A

EPC Rating: C



SCAN FOR DETAILS

3 Bathrooms

3 Beds

- GREAT BUSINESS OPPORTUNITY
- COMMERCIAL SHOP TO GROUND FLOOR
- LARGE FIRST FLOOR APARTMENT OVER TWO
- GAS FIRED CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO ONWARD CHAIN

GROUND FLOOR FRONT SHOP 13' 0"plus Bay Windows x 17' 0" (3.96m x 5.18m)

Upvc double glazed entrance door with two Upvc double glazed Bay front windows, ground floor large shop, Currently used as Tattooist. Front shop reception room. into large rear shop/reception room offering Kitchen and ground floor cloaks with access to the first-floor apartment.

Ground floor Kitchen 10' 0" x 7' 0" (3.05m x 2.13m)

Matching Wall and base units with work top surface, two stainless steel circular sinks with sensor mixer taps and drainers. space for fridge.

Rear shop/reception room 20' 0" x 17' 0" into alcove (6.09m x 5.18m)

Rear shop/reception room, under stairs storage, tiled flooring. Storage cupboard, Rear door to yard.

Ground floor Cloaks

Single glazed window to the rear, Hand basin, Low level W/C

FIRST FLOOR APARTMENT...Lounge 18' 0" x 12' 0" (5.48m x 3.65m)

Lounge area, laminate flooring

Dining area 15' 0" x 10' 0" (4.57m x 3.05m)

Open plan from the lounge, upvc double glazed French doors out to decking area veranda with stairs going into the rear yard.

Kitchen 16' 0" x 8' 0" (4.87m x 2.44m)

Wall and base units with work top surface over, plumbing for washing machine, gas point for cooker, extractor hood, stainless steel sink unit with Jet spray tap, tiled splashbacks, space for fridge, wall mounted gas boiler, Upvc double glazed window to the rear.

First Floor Bedroom 13' 0" x 9' 0" (3.96m x 2.74m)

Upvc Double glazed window to the Front

First Floor Bedroom 9' 0" x 19' 0" (2.74m x 5.79m)

Upvc Double glazed window to the front

Stairs to Second Floor

From the first floor stairs to the second floor landing with Bedroom and Bathroom

Second Floor Bedroom 9' 0" x 9' 0" (2.74m x 2.74m)

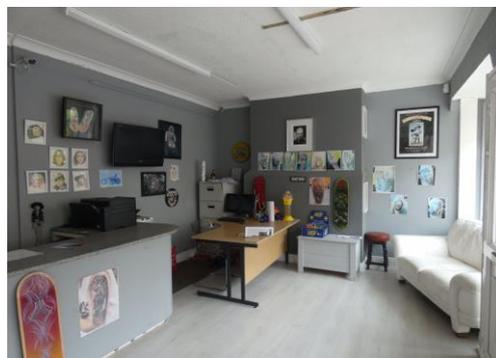
Double fitted wardrobe, Upvc double glazed window to the rear

Second Floor Bathroom

Spa bath with shower mixer tap, tiled walls, vanity unit with sink, low level W/C, Upvc double glazed window to the rear.

Externally

Rear yard, Brick Storage outhouse with upvc double glazed door, steps to veranda with access to the first floor apartment.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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