



**29 Lime Road, Ferryhill, DL17 8DL**

**£84,950**

We are please to offer to the market this three bedroom semi-detached family home in Ferryhill, close to local schools and shops and within walking distance of the town centre. The property has been well maintained by the present owner and benefits from gas central heating, double glazing, modern fitted kitchen, white bathroom suite, gardens to both front and rear and off road parking.

## Ground Floor

### Entrance Hall

Has UPVC entrance door, laminate flooring, central heating radiator and staircase leading to the first floor.

### Lounge 13'3 x 15'0 (4.04m x 4.57m)



Has bow window, central heating radiator, laminate flooring and storage cupboard.

### Kitchen 8'8 x 9'1 (2.64m x 2.77m)



Has a range of fitted wall and base units, laminate work surfaces, tiled splash backs, inset stainless steel sink unit with mixer tap, built in electric oven with ceramic hob and extractor canopy, plumbing for automatic washing machine, central heating radiator and laminate flooring.

## Bathroom



Has white suite comprising: panel bath, hand wash basin, WC, central heating radiator, part tiled walls and laminate flooring.

## First Floor

### Rear Lobby

Has UPVC entrance door and central heating radiator.

### First Floor Landing

### Bedroom 1 14'11 x 10'8 (4.55m x 3.25m)



Has central heating radiator, storage cupboard housing combination gas boiler and laminate flooring.

**Bedroom 2 10'3 x 10'5 (3.12m x 3.18m)**



Has central heating radiator and laminate flooring.

**Bedroom 3 7'6 x 7'1 (2.29m x 2.16m)**



Has central heating radiator and laminate flooring.

**Exterior**



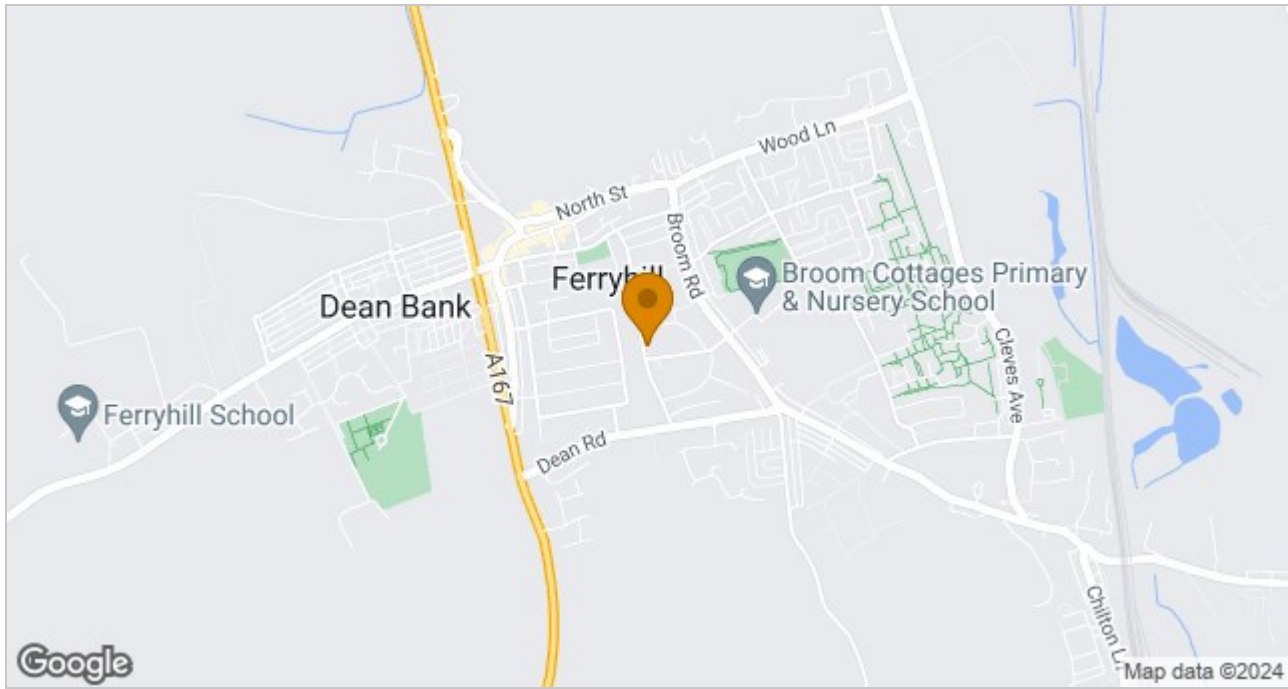
Has off road parking and gravel garden to the front and patio area with gravel border to the rear.

**Disclaimer**

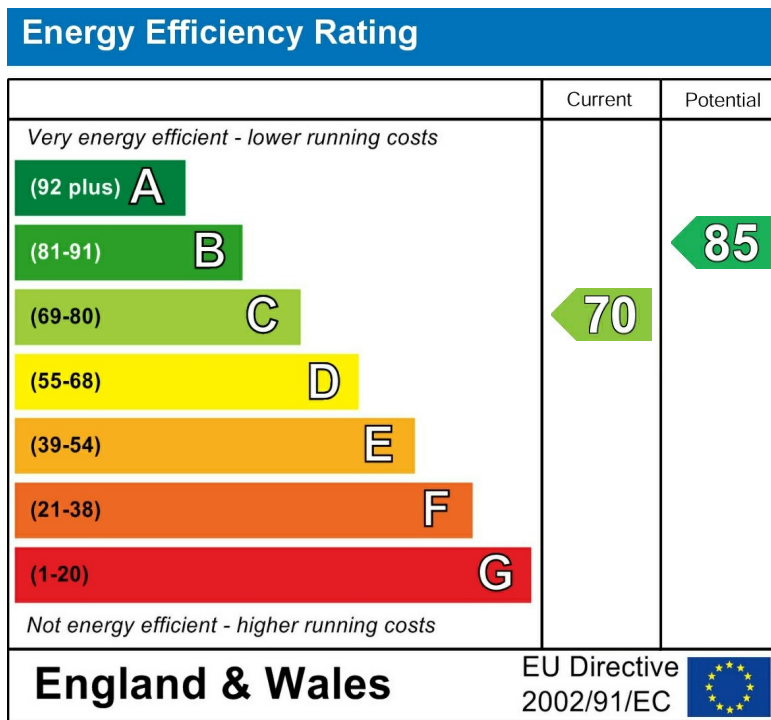
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE

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## Area Map



## Energy Efficiency Graph



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