



13 Barnard Road, Ferryhill, DL17 8QJ

£87,950

Priced to sell this two bedroomed semi detached house in this most pleasant location close to local shops and schools. The property has been must improved by the present owner and includes; gas central heating, double glazing, modern fitted kitchen with integrated appliances, white bathroom suite, conservatory and gardens front and rear. Available with no onward chain this property is not to be missed.

Ground floor

Entrance Hall

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

Lounge / Dining Room 20'5" x 9'2" (6.22 x 2.79)



Has coved ceiling, central heating radiator and UPVC patio doors leading onto the conservatory.

Conservatory



Has tiled floor and UPVC French doors leading onto the rear garden.

Kitchen 11'5" x 7'7" (3.48 x 2.31)



Has a range of high gloss fitted wall and base units, laminate work surfaces, inset sink unit with mixer tap, built under electric oven and ceramic hob, plumbing for automatic washing machine, central heating radiator, part tiled walls and UPVC entrance door leading onto the rear porch.

Rear porch

Has UPVC entrance door's leading on to the front and rear garden and covered access to brick built shed.

First Floor

Bedroom 1 11'4" x 10'9" (3.45 x 3.28)



Has coved ceiling, central heating radiator and wall mounted combination gas boiler.

Bedroom 2 9'6" x 8'3" (2.90 x 2.51)



Has coved ceiling and central heating radiator.

Landing 7'4" x 5'6" (2.24 x 1.68)

Has central heating radiator and staircase access to the loft.

Bathroom WC



Has white suite comprising; panelled bath with mains shower over and glass shower screen, hand wash basin, WC and central heating radiator.

Loft Space 17'3" x 8'7" (5.26 x 2.62)



Has two Velux roof lights and central heating radiator.

Exterior

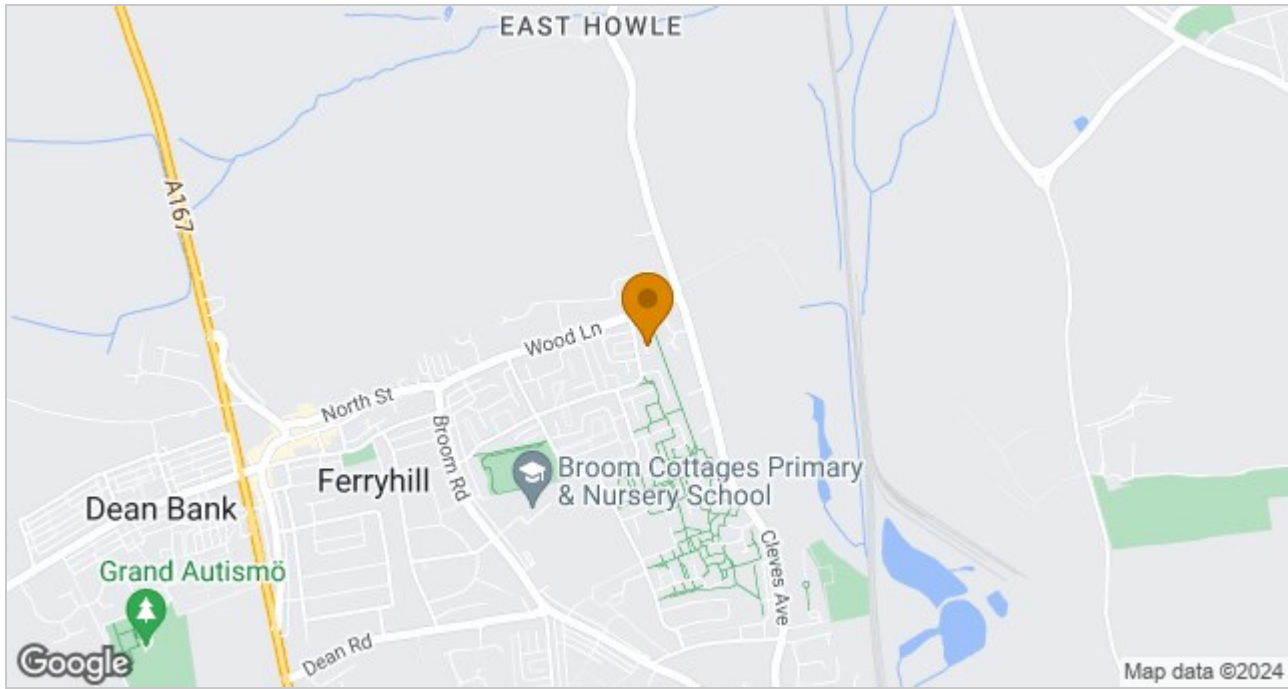


Has lawned front and rear garden.

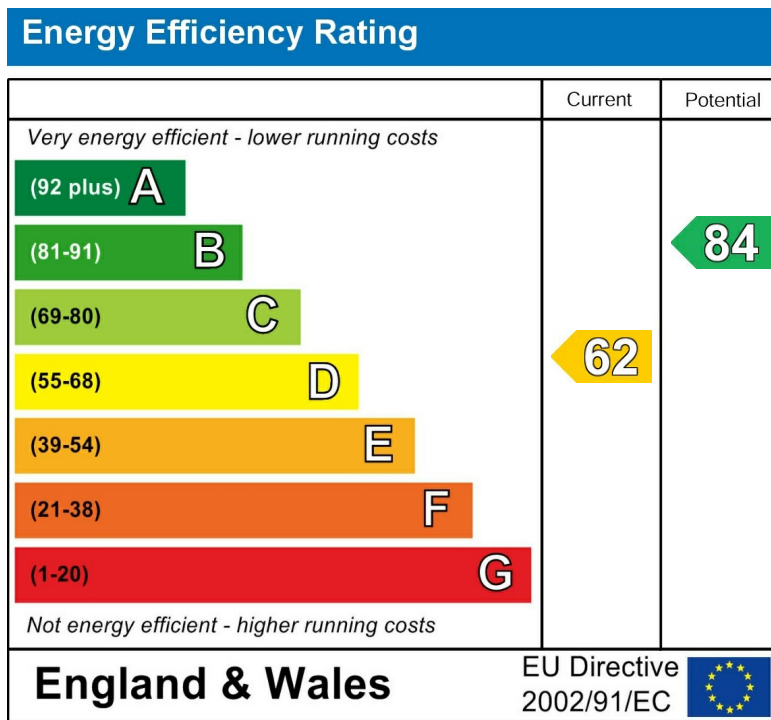
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Area Map



Energy Efficiency Graph



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