



**44 Dean Road, Ferryhill, DL17 8EP**

**£124,950**

We are pleased to offer this rarely available to the market two bedroom semi-detached bungalow in this most sought after area of Ferryhill. The property has been well maintained throughout and benefits from gas central heating, double glazing, fitted kitchen, enclosed rear garden and off road parking. Early viewing is recommended.

### Entrance

Has UPVC Entrance door.

### Lounge 10'0 x 16'3 (3.05m x 4.95m)



Has central heating radiator, feature fire surround with marble hearth and living flame electric fire, picture rail and bay window.

### Rear Lounge 16'11 x 10'11 (5.16m x 3.33m)



Has central heating radiator, coved ceiling and UPVC patio doors leading out onto rear garden.

### Kitchen 8'8 x 14'2 (2.64m x 4.32m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, part tiled walls, built in double oven with gas hob, stainless steel extractor canopy, wood flooring and wooden entrance door.

### Utility

Has central heating radiator and plumbing for automatic washing machine.

### Bedroom 1 8'11 x 11'8 (2.72m x 3.56m)



Has central heating radiator.

### Bedroom 2 10'10 x 10'2 (3.30m x 3.10m)



Has central heating radiator.

### Bathroom WC



Has white suite comprising panel bath, hand wash basin, WC, single shower cubicle with electric shower, tiled walls, laminate flooring and central heating radiator.

### Exterior



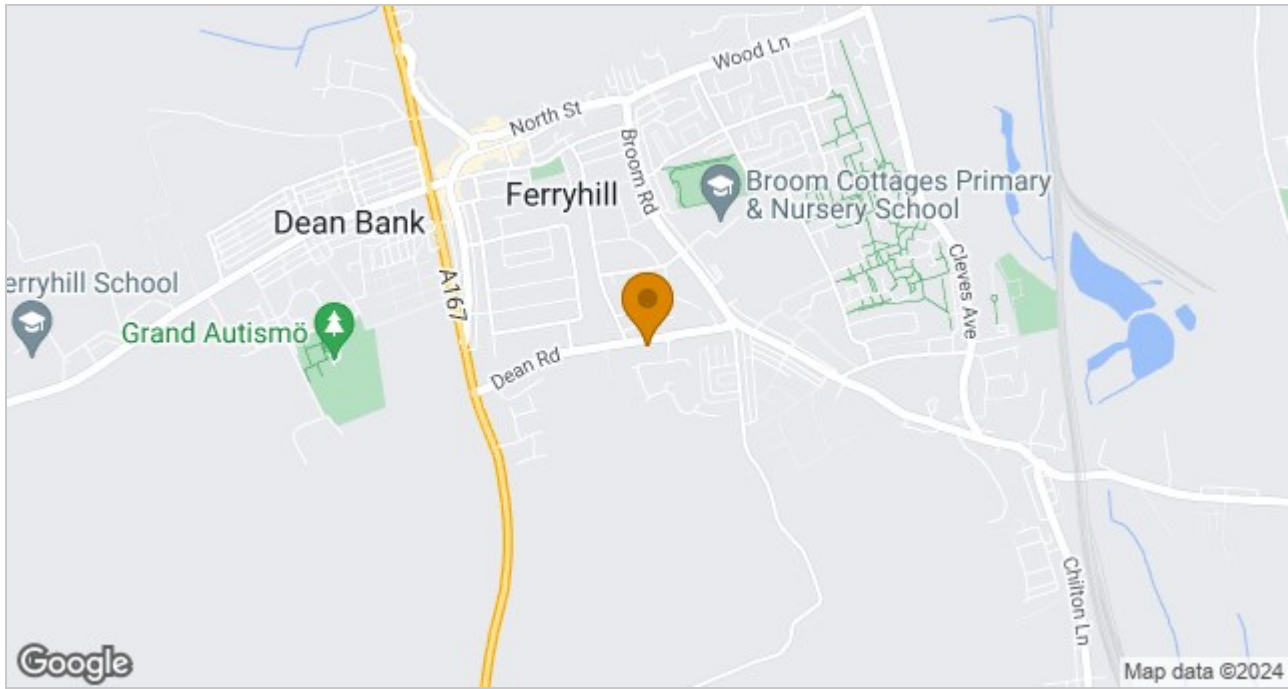
Off road parking to the front of the property and and

enclosed rear garden with raised patio area and garden laid to lawn with gravel borders.

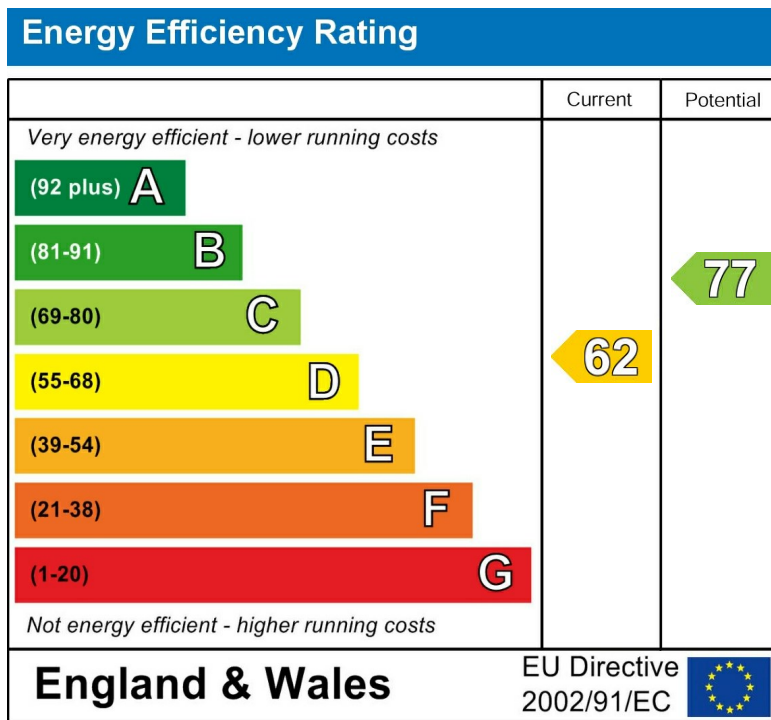
### Disclaimer

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## Area Map



## Energy Efficiency Graph



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