



**30 Broom Road, Ferryhill, DL17 8AF**

**£139,950**

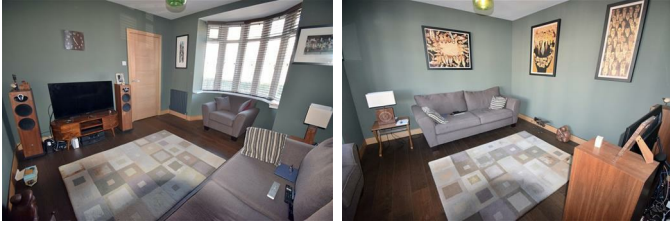
We are pleased to offer this excellent two bedroom semi-detached bungalow in Ferryhill close to local schools and shops and within walking distance of the Town Centre. The property has been very well maintained by the present owner has undergone a program of improvements and benefits from: gas central heating, double glazing, a pleasant lounge with bay window, dining room leads off to an attractive kitchen with built in appliances, utility, shower room, gardens to both front and rear and driveway leading to garage. Early inspection is well recommended.

## Ground Floor

### Entrance Hall

Has UPVC entrance door and laminate flooring.

### Lounge 11'8 x 10'11 (3.56m x 3.33m)



Has bay window, central heating radiator and laminate flooring.

### Bedroom 1 11'9 x 10'10 (3.58m x 3.30m)



Has bay window, central heating radiator and laminate flooring.

### Bedroom 2 9'2 x 10'10 (2.79m x 3.30m)



Has central heating radiator and laminate flooring.

## Bathroom



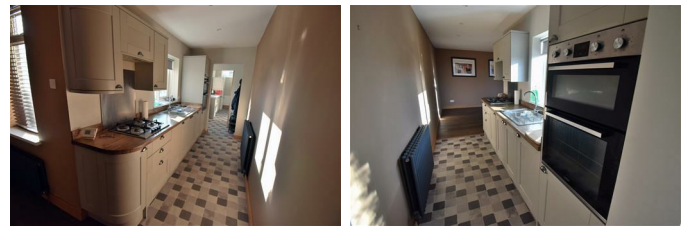
Has white suite comprising shower cubicle with tiled walls, integrated WC, wash basin in vanity unit and central heating radiator.

### Dining Room 11'8 x 10'10 (3.56m x 3.30m)



Has central heating radiator and laminate flooring.

### Kitchen 5'7 x 11'1 (1.70m x 3.38m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, electric oven, gas hob and extractor canopy, central heating radiator.

## Rear Lobby



Has UPVC entrance door.

## Utility Room 13'9 x 5'5 (4.19m x 1.65m)

Has a range of wall and base units, laminate work surfaces, plumbing for automatic washing machine, central heating radiator, and storage cupboard containing combination gas boiler.

## Loft Area 13'0 x 17'8 (3.96m x 5.38m)

Has velux window.

## Exterior

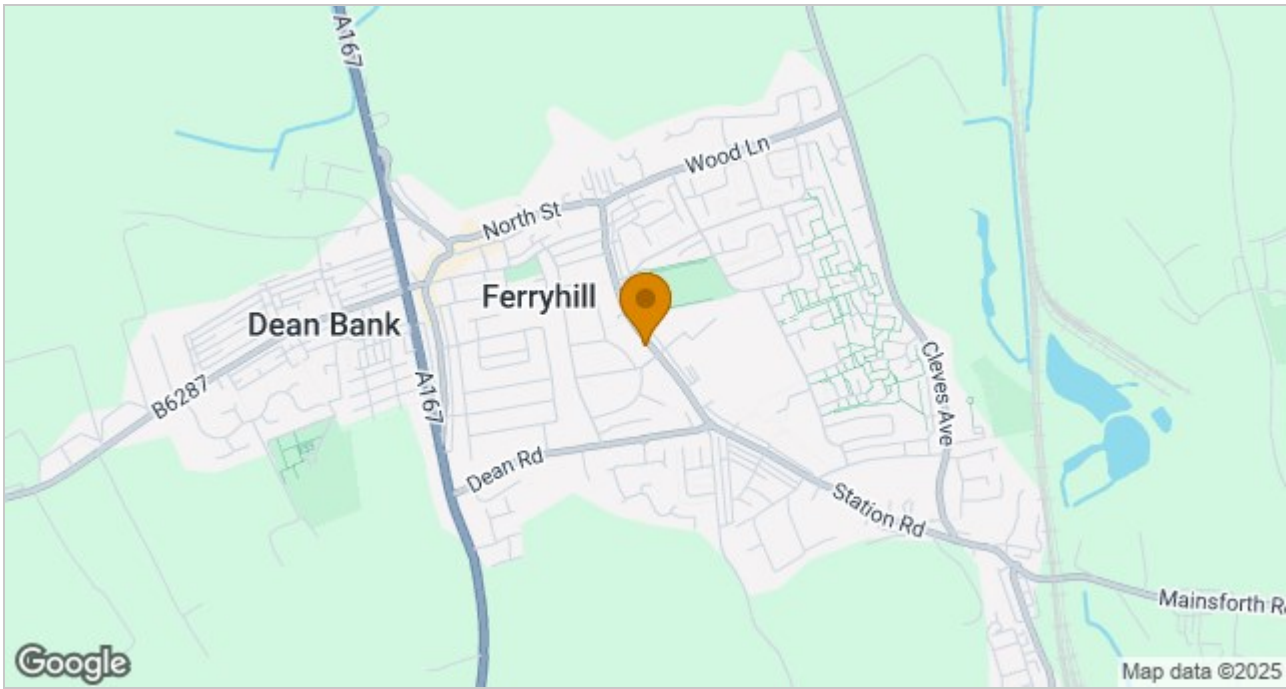


Has gravel front garden and driveway leading to garage rear patio and garden area.

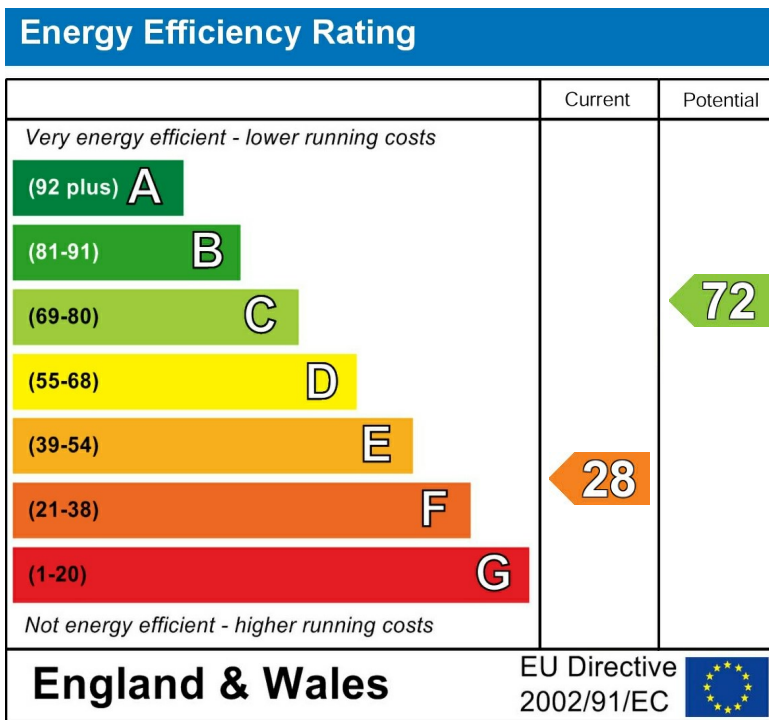
## Disclaimer

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 PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

## Area Map



## Energy Efficiency Graph



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