



6 Babbacombe Drive , Ferryhill, DL17 8DA

We are pleased to offer to the market this two bedroom semi-detached bungalow which occupies a most pleasant location. The property has been well maintained by the present owner and benefits from; gas central heating, double glazing, fitted kitchen, attractive modern white bathroom suite, built in wardrobes to master bedroom, French doors in the second bedroom open onto the rear patio and lovely enclosed rear garden. To the side is a single garage with generous drive for off road parking. An early inspection is well recommended for this comfortable home which is sold with no onward chain.

£144,950

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, Ferryhill, DL17 8DA



- Semi-Detached Bungalow
- Gas Central Heating
- Double Glazing
- Fitted Kitchen
- White Bathroom Suite
- Gardens
- Garage
- EPC Rating = C

Ground Floor

Entrance

Lounge

12'0 x 16'0 (3.66m x 4.88m)

Kitchen

7'3 x 10'6 (2.21m x 3.20m)

Bedroom 1

8'10 x 13'5 (2.69m x 4.09m)

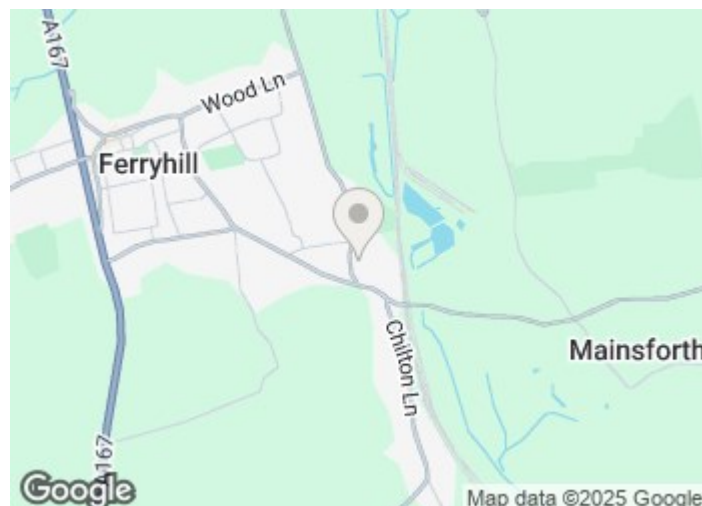
Bedroom 2

10'7 x 8'8 (3.23m x 2.64m)

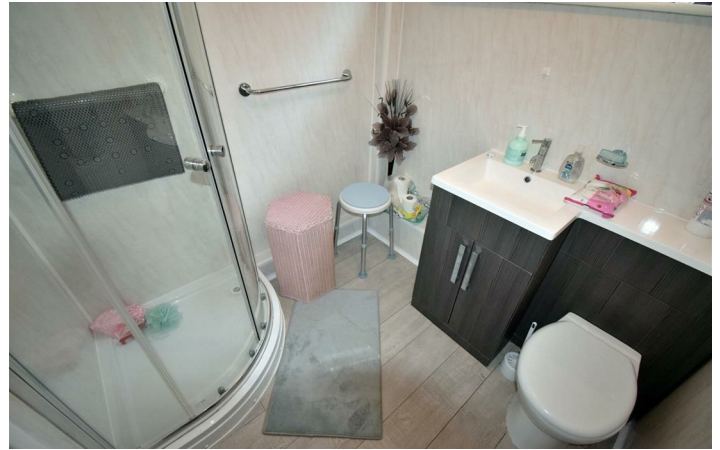
Bathroom WC

Exterior

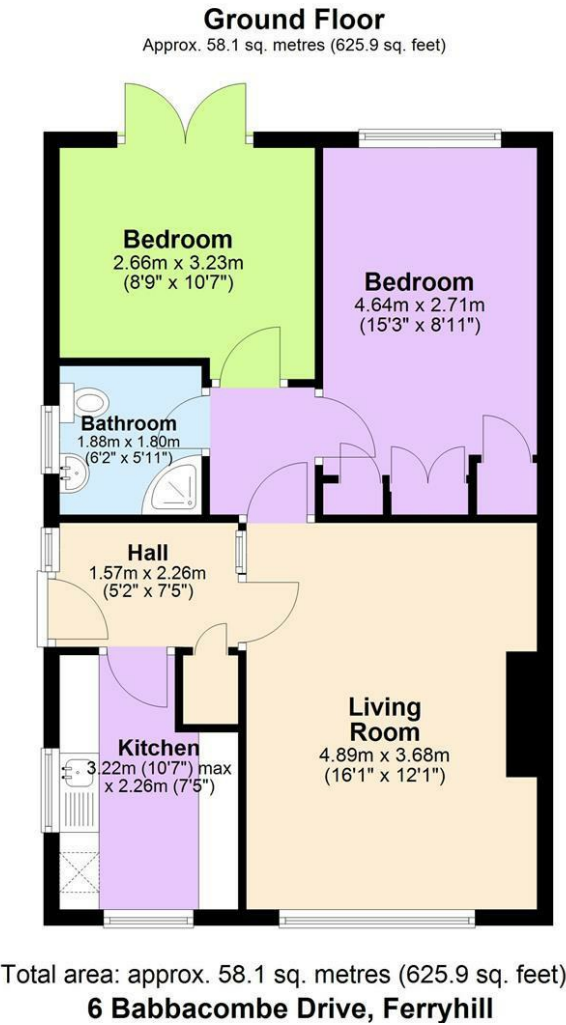
Disclaimer



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC