



**13 Lyndhurst Road, Ferryhill, DL17 0PN**

**£84,950**

We are pleased to offer to the market this two bedroom semi-detached property in Chilton, close to local schools and shops. The property benefits from gas central heating, double glazing, the lounge has a wood burning stove, dining room, fitted kitchen, downstairs cloakroom/ WC conservatory, two good bedrooms family bathroom and extensive back gardens. this property will appeal to first time buyers and is well recommended for viewing.



## Ground Floor

### Entrance Hall

Has composite entrance door and central heating radiator.

### Lounge 12'1 x 12'1 (3.68m x 3.68m)



Has coved ceiling, central heating radiator, fireplace with wood burning stove and UPVC patio doors leading to the conservatory.

### Dining Room



Has coved ceiling and central heating radiator.

### Conservatory 10'7 x 8'11 (3.23m x 2.72m)



Has central heating radiator and UPVC french doors leading out onto rear garden.

### Kitchen 10'5 x 18'3 (3.18m x 5.56m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap and coved ceiling.

### Rear Entrance Vestibule

Has UPVC entrance door.

### Utility Room 7'5 x 5'11 (2.26m x 1.80m)

Has downstairs WC and hand wash basin.

## First Floor

Has central heating radiator,

### Bedroom 1 10'11 x 18'4 (3.33m x 5.59m)

Has coved ceiling, fitted storage cupboards and cupboard housing wall mounted combination gas boiler.

### Bedroom 2 11'9 x 10'5 (3.58m x 3.18m)

Has coved ceiling and central heating radiator.

### Shower Room

Has UPVC panelled walls, WC hand wash basin, central heating radiator and tiled shower cubicle with mixer shower and glass shower doors.

## Exterior

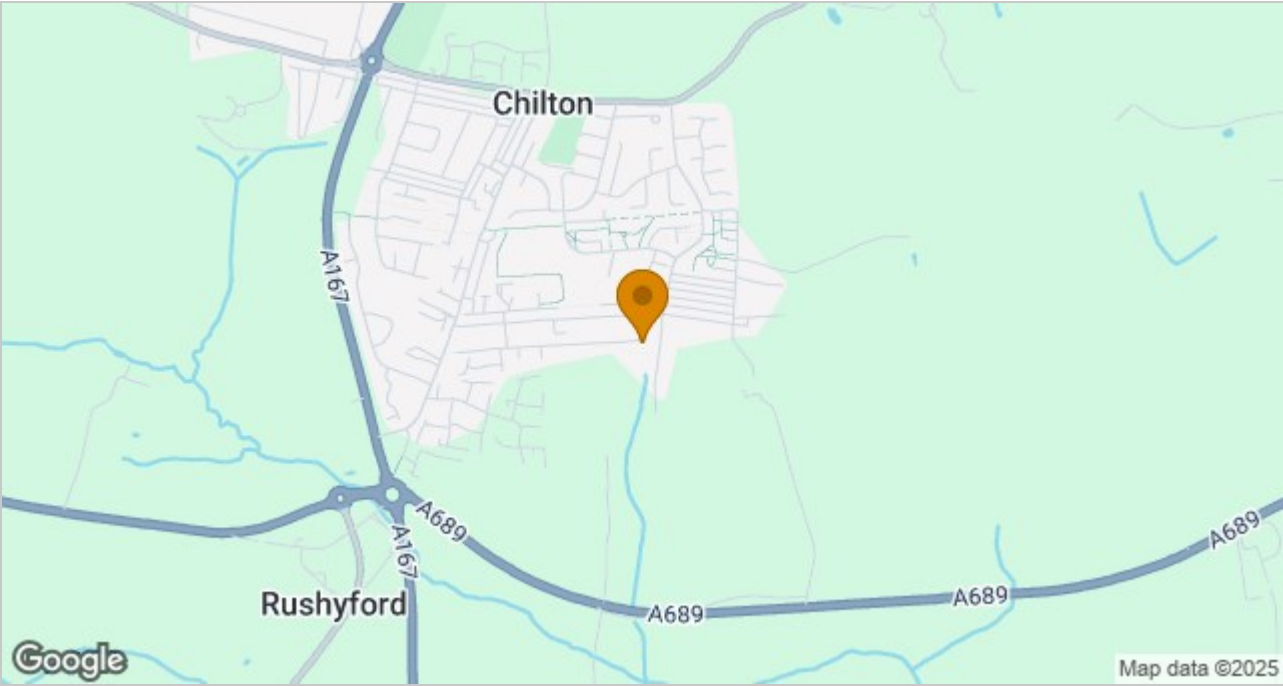
Has front garden laid to lawn and extensive rear garden.

## Disclaimer

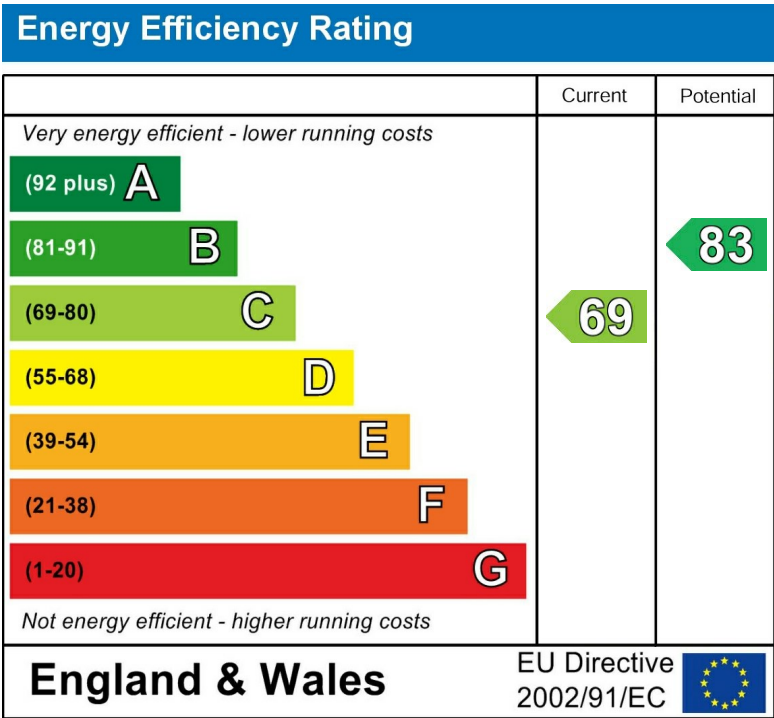
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Area Map



Energy Efficiency Graph



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