



35 Lime Road, Ferryhill, DL17 8DL

£107,950

Viewing is essential for this outstanding three bedroomed semi-detached house that would be ideal for first time buyers. The property has been finished to the highest standard and offers; stunning kitchen and bathroom, immaculate decoration, gardens front and rear, garage and driveway. Must be viewed internally to be appreciated.

Ground Floor

Entrance Hall

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

Lounge 12'11 x 12'0 (3.94m x 3.66m)



Has laminate flooring, coved ceiling, central heating radiator and feature media wall with illuminated alcoves.

Kitchen 9'2 8'5 (2.79m 2.57m)



Has a range of modern fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric double oven with ceramic hob and extractor canopy, plumbing for automatic washing machine, space saving folding breakfast bar, laminate flooring and coved ceiling.

Rear Lobby

Has laminate flooring, central heating radiator, coved ceiling, storage cupboard and UPVC entrance door.

Bathroom WC



Has modern white suite comprising; panelled bath with mixer shower and glass shower screen, vanity unit with hand wash basin, WC, illuminated vanity mirror, ceiling spotlights, central heating towel radiator, tiled walls and laminate flooring.

First Floor Landing

Bedroom 1 10'10 x 12'5 (3.30m x 3.78m)



Has central heating radiator, coved ceiling, sliding wardrobes and storage cupboard housing combination gas boiler.

Bedroom 2 9'10 x 10'5 (3.00m x 3.18m)



Has central heating radiator and coved ceiling.

Bedroom 3 6'8 x 7'6 (2.03m x 2.29m)



Has central heating radiator and coved ceiling.

Exterior



Has front garden with driveway leading to double access gates to garage and rear garden with artificial lawn and decking area.

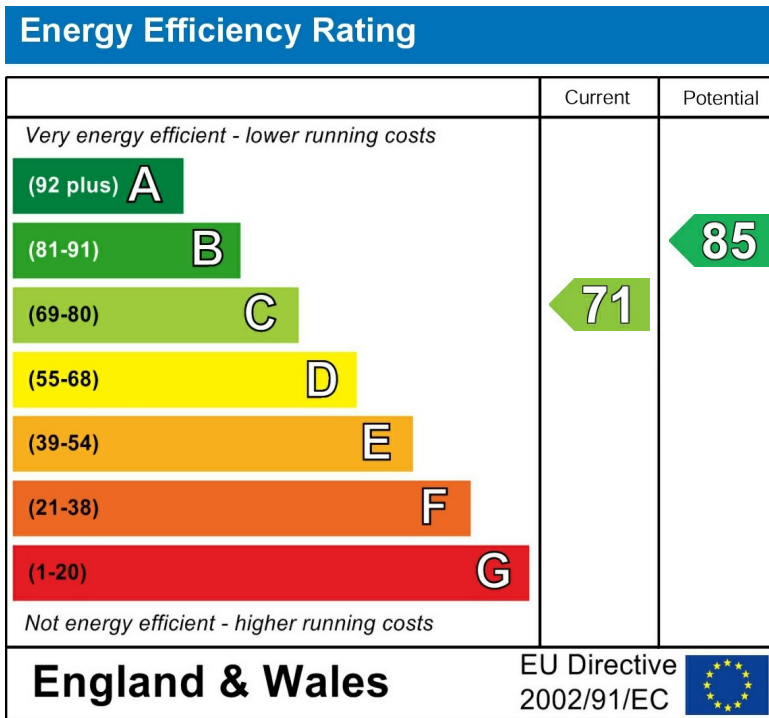
Disclaimer

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. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.