



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

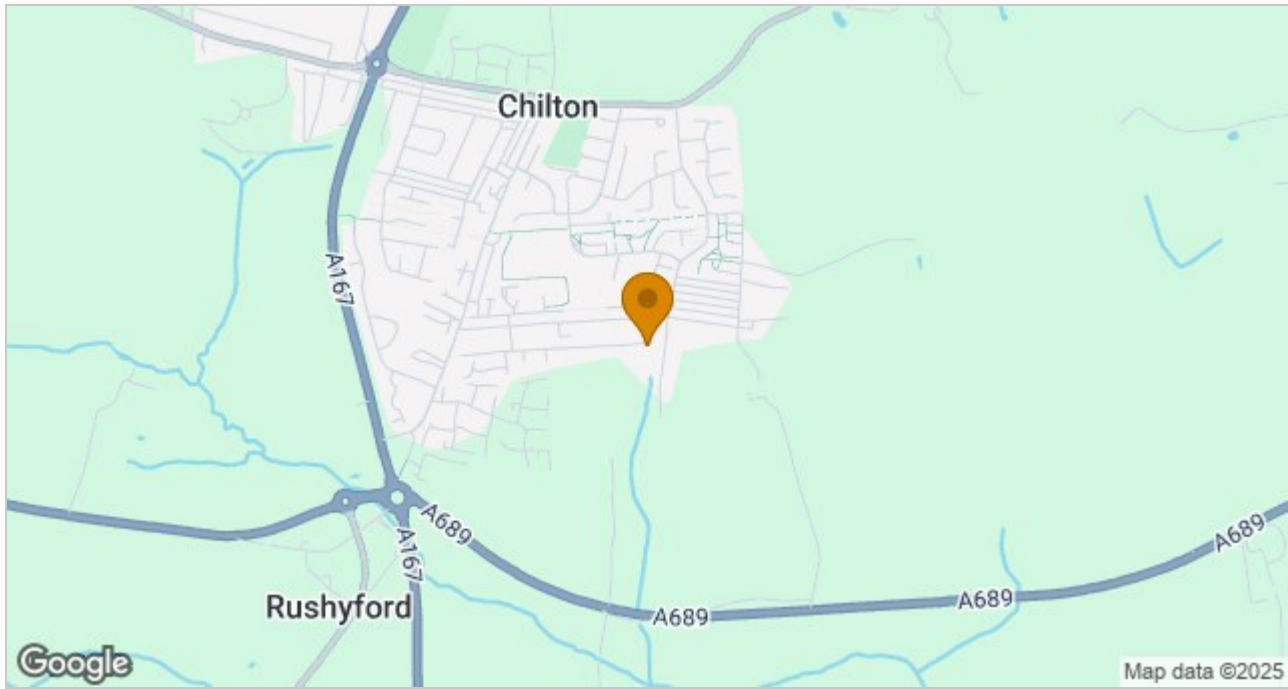
Has front garden laid to lawn and extensive rear garden.

Disclaimer

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


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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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