



**30 Skipton Close, Ferryhill, DL17 8ST**

**£74,950**

We are pleased to offer to the market this three bedroom end of terraced property in Ferryhill, close to local schools and shops and has a good bus route to the town centre and surrounding towns and villages. The property benefits from gas central heating, double glazing, fitted kitchen, white family bathroom suite, downstairs cloakroom and gardens to both front and rear. Would appeal to both first time buyers and investor buyers.



## Ground Floor

### Entrance Porch

Has UPVC entrance door.

### Hall

Has UPVC entrance door central heating radiator and storage cupboard.

### Downstairs Cloakroom



Has white suite comprising: WC and hand wash basin.

### Lounge 12'0 x 13'7 (3.66m x 4.14m)



Has central heating radiator, coved ceiling, feature fire place with living flame electric fire.

### Conservatory 7'1 x 13'6 (2.16m x 4.11m)



Has UPVC entrance door leading outside.

### Kitchen 13'4 x 12'9 (4.06m x 3.89m)



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

## First Floor

### Bathroom WC



Has white suite comprising: panel bath with electric shower over, hand wash basin, WC, part tiled walls and storage cupboard housing combination gas boiler.

**Bedroom 1 11'9 x 11'2 (3.58m x 3.40m)**



Has central heating radiator.

**Landing**

Has storage cupboard and access to loft.

**Bedroom 2 8'7 x 12'7 (2.62m x 3.84m)**



Has central heating radiator and fitted wardrobes.

**Bedroom 3 9'1 x 9'0 (2.77m x 2.74m)**



Has central heating radiator, coved ceiling and storage cupboard.

**Exterior**



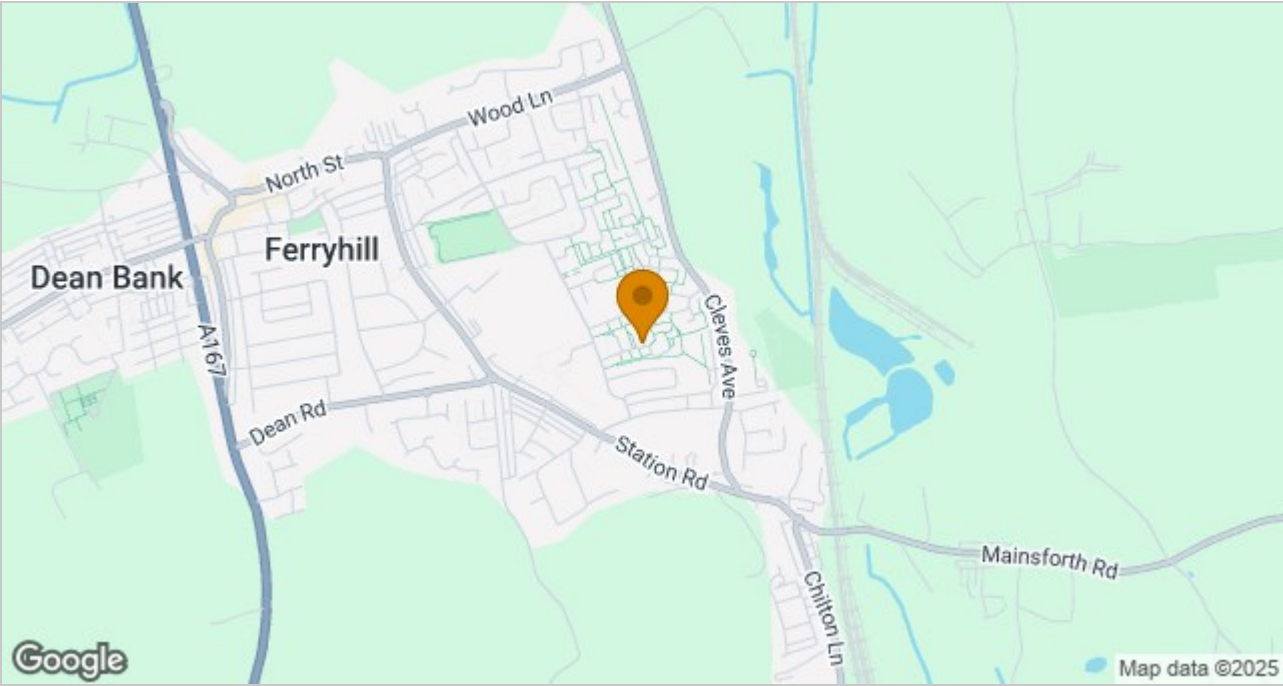
Has front and rear garden with gravel and mature shrubs.

**Disclaimer**

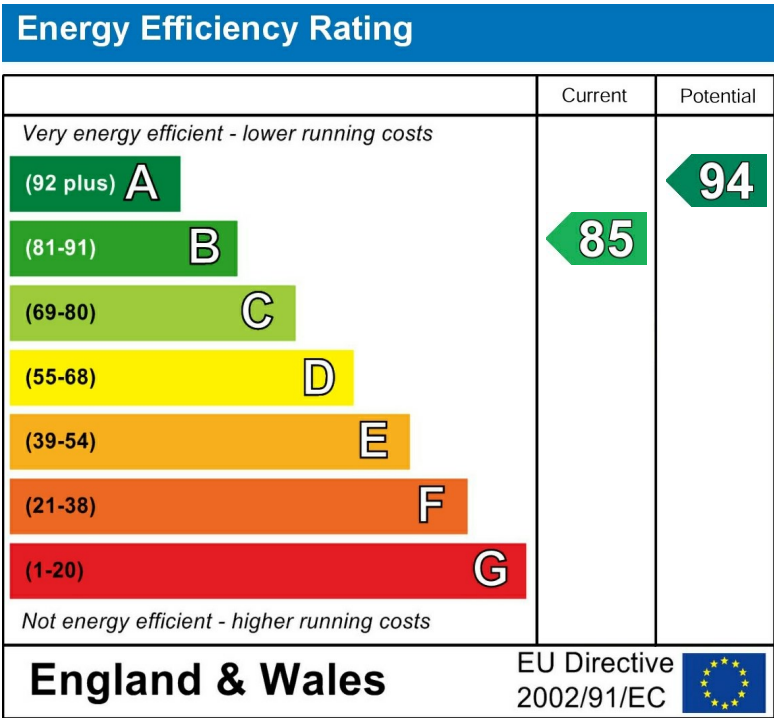
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Area Map



Energy Efficiency Graph



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