



24 Opal Avenue, Ferryhill, DL17 0QW

£84,950

Priced to sell this attractive three bedroomed mid-link property in this pleasant area of Chilton. The property is in excellent condition and boasts; attractive kitchen with integrated appliances, modern white bathroom suite, offers gardens front and rear gardens and is immaculately decorated throughout.

Available with no onward chain we would recommend an early viewing.

Ground Floor

Entrance Hall

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

Lounge 17'3 x 11'0 (5.26m x 3.35m)



Has central heating radiator, bow window, wall mounted electric fire and UPVC french doors leading outside.

Kitchen 8'11 x 17'5 (2.72m x 5.31m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven with ceramic hob and stainless steel extractor canopy, plumbing for automatic washing machine, ceramic tiled splash backs, laminate flooring, central heating radiator and ceiling spotlights.

Rear Lobby

First Floor

Landing

Has central heating radiator and loft access.

Bedroom 1 11'6 x 10'8 (3.51m x 3.25m)



Has central heating radiator and storage cupboards x2.

Bedroom 2 11'3 x 9'1 (3.43m x 2.77m)



Has central heating radiator.

Bedroom 3 8'0 x 8'2 (2.44m x 2.49m)



Has central heating radiator and storage cupboard housing combination gas boiler.

Bathroom



Has white suite comprising: panel bath with mixer shower over, hand wash basin, part tiled walls and central heating towel radiator.

Separate WC

Has WC.

Exterior



Has front garden laid to lawn, to the rear is double access gates leading to garden laid to lawn and brick built shed.

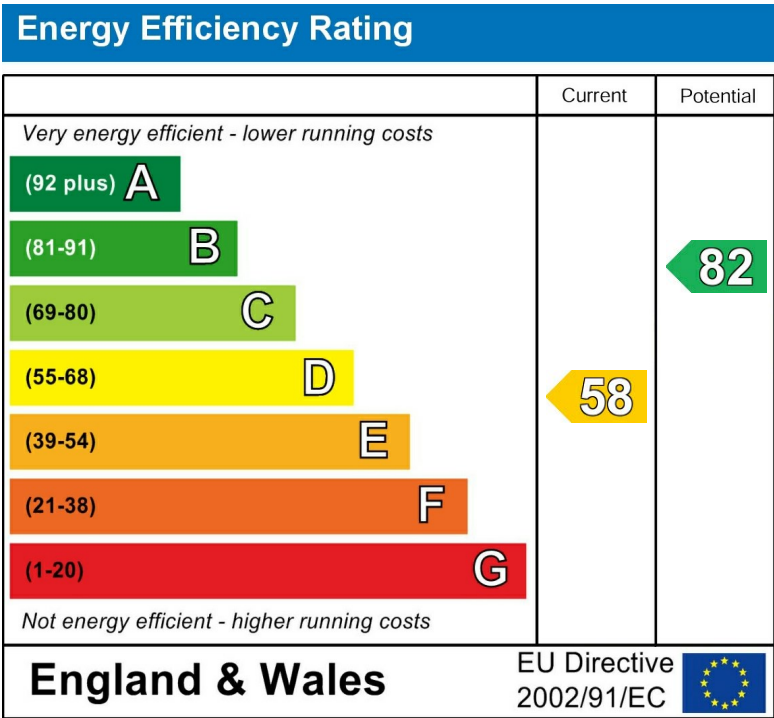
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Area Map



Energy Efficiency Graph



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