



7 Broom Road, Ferryhill, DL17 8AL

£119,950

Ideal for first time buyers this outstanding two bed roomed terraced house in this most pleasant location in Ferryhill. The property has been much improved by the present owner and includes; gas central heating, double glazing, stunning fitted kitchen with integrated appliances, modern bathroom suite and is immaculately decorated throughout. Must be viewed internally to appreciate this fantastic home.

Ground Floor

Entrance Hall

Has UPVC entrance door and staircase access to the first floor.

Lounge 14'3 x 12'1 (4.34m x 3.68m)



Has bay window, central heating radiator and tiled hearth with log burner and oak beam.

Kitchen / Dining Room 15'9 x 10'7 (4.80m x 3.23m)



Has a high gloss range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built under electric oven with ceramic hob and stainless steel extractor hood, ceramic tiled splash backs, laminate flooring, central heating, ceiling spotlights, storage cupboard, central heating radiator and UPVC entrance door leading onto the rear garden.

Utility / Cloakroom 6'7 x 5'11 (2.01m x 1.80m)



Has laminate work surfaces, plumbing for automatic washing machine and dishwasher, ceramic sink unit with mixer tap, WC and wall mounted combination gas boiler.

First Floor

Bedroom 1 15'8 x 12'7 (4.78m x 3.84m)



Has storage cupboard, central heating radiator, loft access and cast metal feature fire place.

Bedroom 2 10'6 x 8'10 (3.20m x 2.69m)



Has central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath with mains shower over and glass shower screen, vanity unit inset with hand wash basin, WC, part tiled walls, tiled floor and chrome heated towel radiator.

Exterior

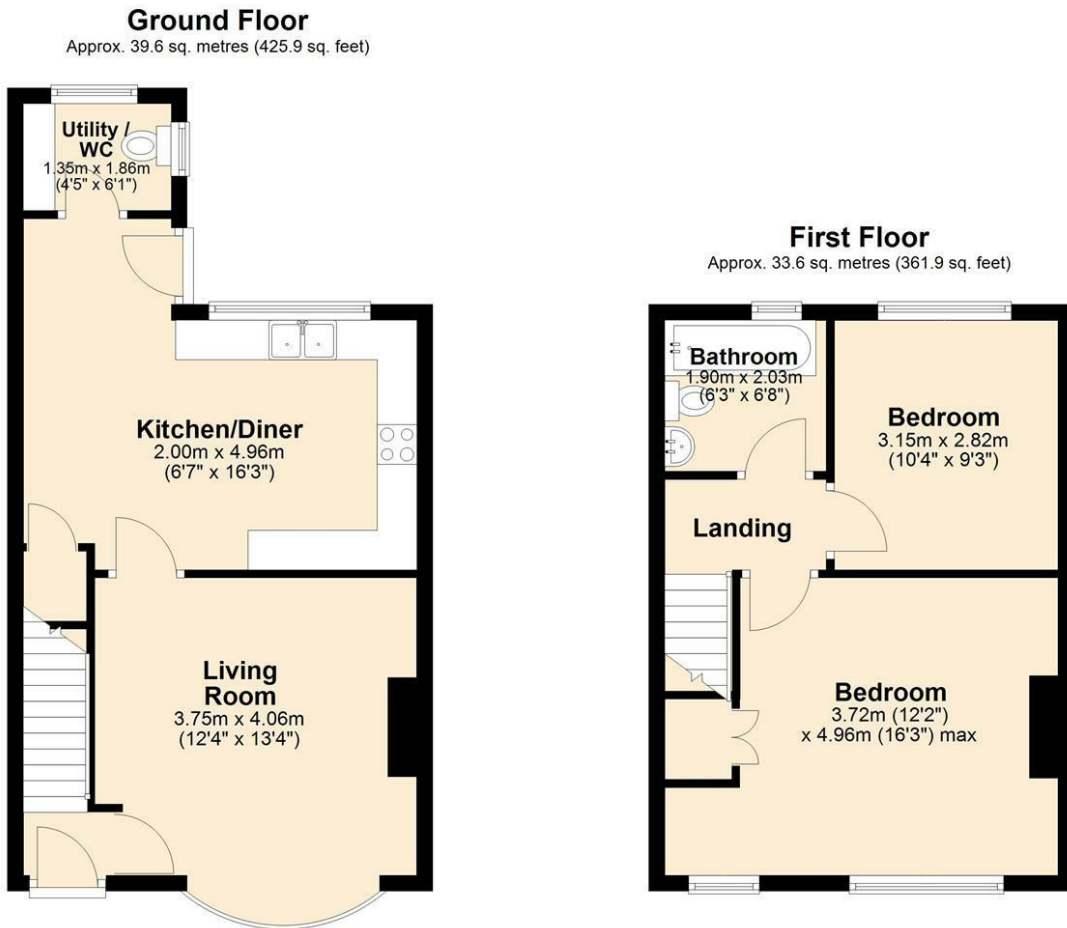


Has lawn to the front and to the rear a private lawned garden and patio area.

Disclaimer

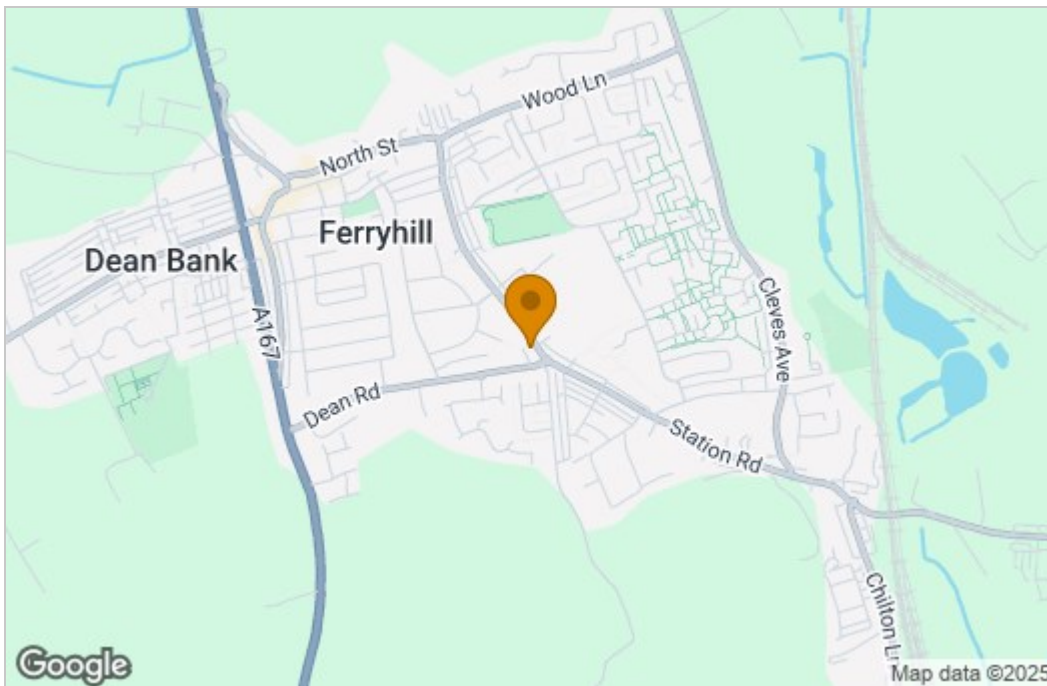
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Floor Plan

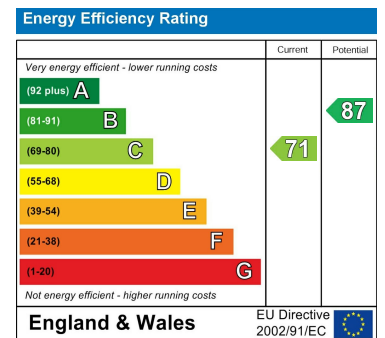


Total area: approx. 73.2 sq. metres (787.8 sq. feet)
7 Broom Road, Ferryhill

Area Map



Energy Efficiency Graph



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