



34 Dean Park, Ferryhill, DL17 8HP

£136,950

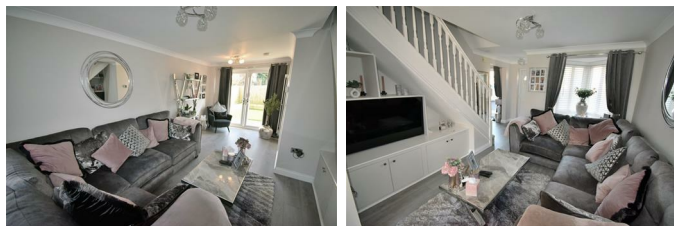
Viewing is essential for this stunning three bedroomed semi-detached house in this most popular location. The property has been much improved by the present owner and includes a high gloss fitted kitchen with built in appliances, lounge with media wall separate dinning/ media room, family bathroom suite, master bedroom with en suite, and built in wardrobes. Outside is extensive off road parking to the front and a pleasant enclosed rear garden with patio area. This ideal family home is in immaculate decorative order throughout and should be viewed internally to be fully appreciated.

Ground Floor

Entrance

Has composite entrance door and laminate flooring.

Lounge 18'11" x 11'8" (5.77 x 3.56)



Has custom made media furniture, french doors opening on to rear garden. laminate flooring, coved ceiling, central heating radiator and spindle staircase to the first floor.

Dining Room 12'2" x 7'6" (3.71 x 2.29)



Has custom made illuminated media wall and storage, laminate flooring, central heating radiator and UPVC patio doors.

Kitchen 12'0 x 7'6 (3.66m x 2.29m)



Has a range of fitted high gloss wall and base units, composite illuminated work surfaces with inset stainless steel sink unit with mixer tap, built in electric oven and hob with stainless steel extractor canopy, integrated fridge freezer, plumbing for automatic washing machine, plinth lighting, ceiling spotlights, wall mounted combination gas boiler, central heating radiator, and UPVC entrance door.

First floor

Landing

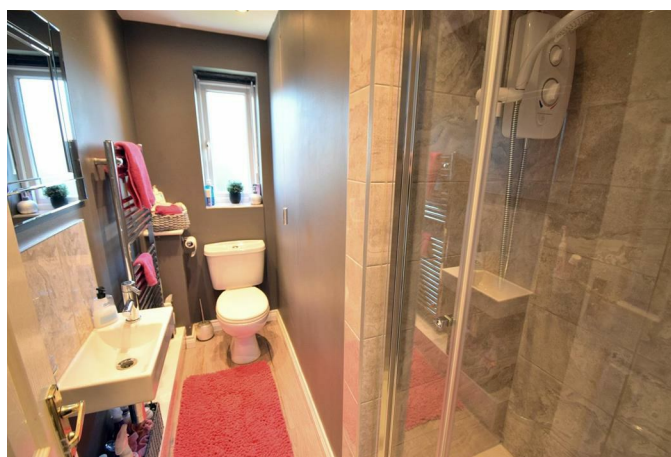
Has loft access.

Bedroom 1 10'3" x 8'5" (3.12 x 2.57)



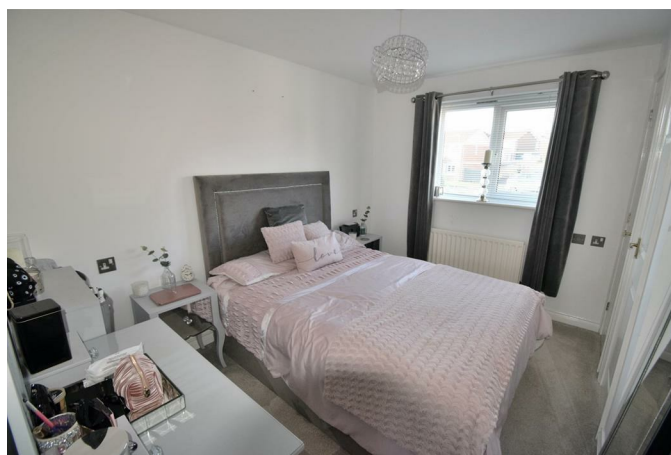
Has built in wardrobes, central heating radiator and en-suite.

En suite



Has shower cubicle with electric shower, WC, hand wash basin, tiled splash backs, tiled floor, chrome heated towel radiator and ceiling spotlights.

Bedroom 2 10'10" x 8'7" (3.30 x 2.62)



Has central heating radiator and storage cupboard.

Bedroom 3 10'4" x 7'9" (3.15 x 2.36)



(Maximum measurements) Has central heating radiator.

Bathroom WC



Has contemporary white suite comprising; inset bath with mixer tap, wc, vanity unit with inset hand wash basin, part tiled walls, chrome heated towel radiator and ceiling spotlights.

Exterior



Has hardstand area to front and enclosed rear garden with lawn and patio area.

Leasehold

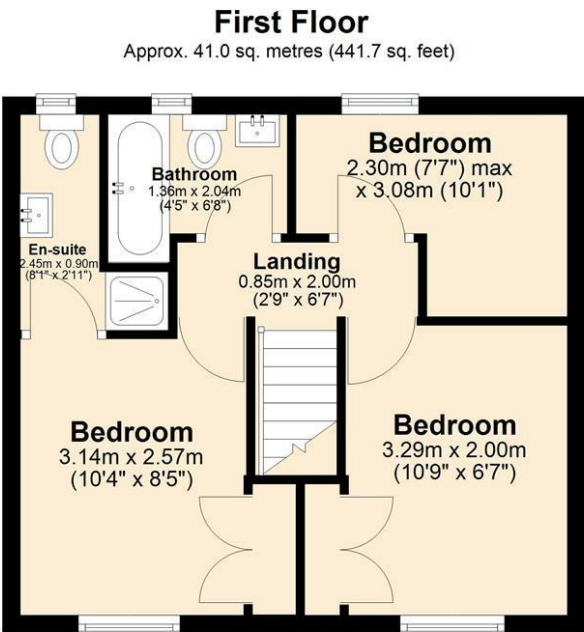
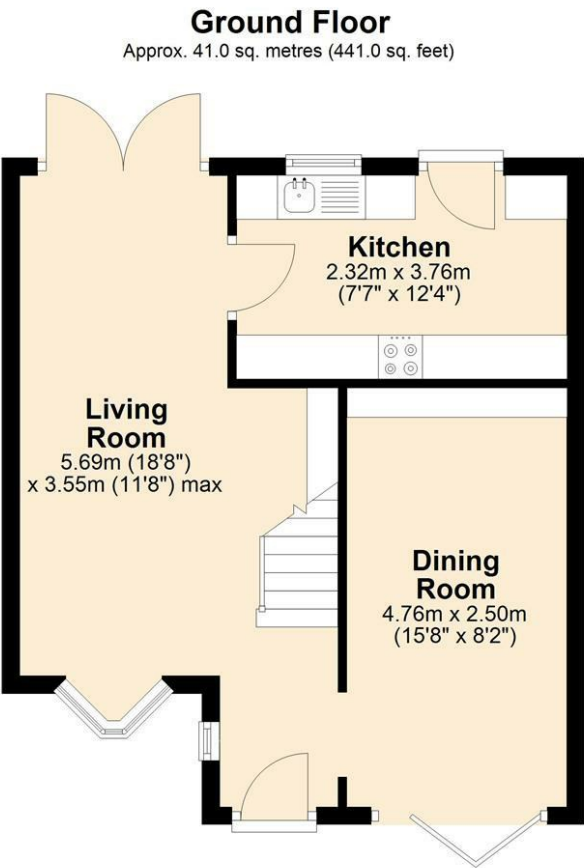
This property is currently a leasehold property however the vendor is currently in the process of purchasing the freehold this means that the property will be freehold upon completion of a sale.

Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT,

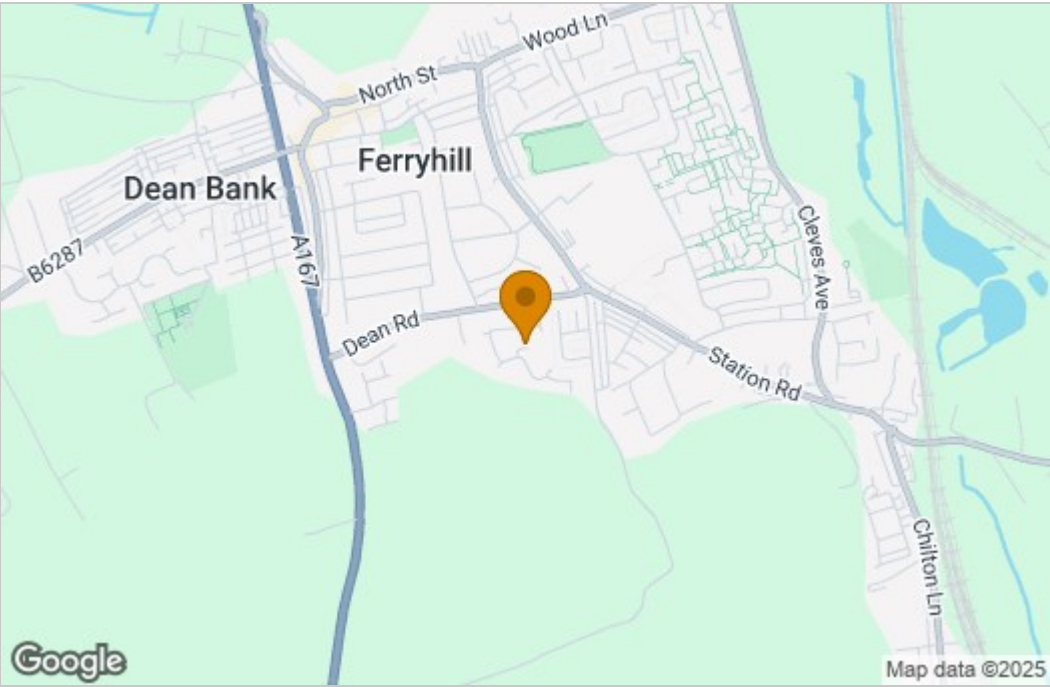
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Floor Plan

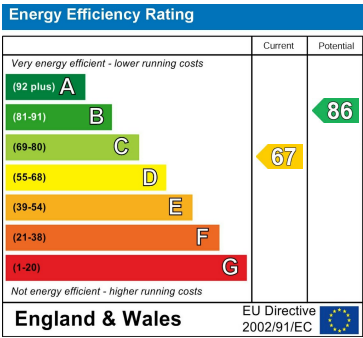


Total area: approx. 82.0 sq. metres (882.7 sq. feet)
34 Dean Park, Ferryhill

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