



34 Dean Park, Ferryhill, DL17 8HP

£144,950

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 dining/ 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

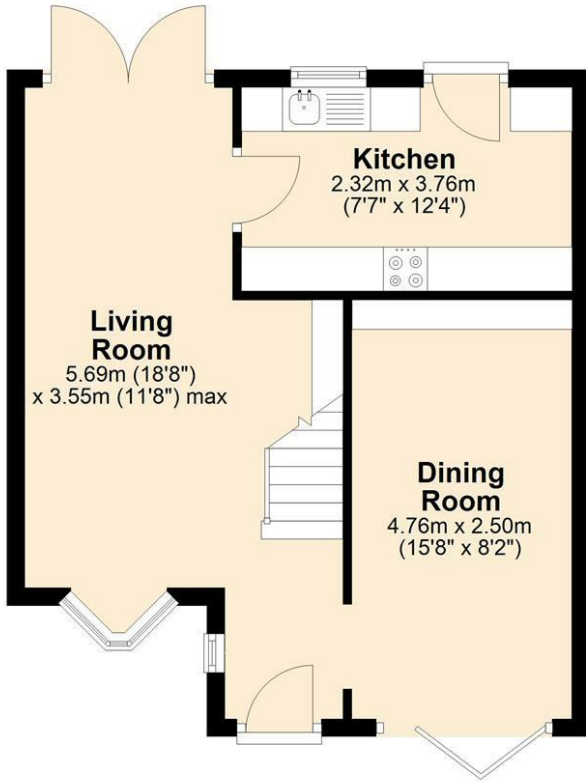
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Floor Plan

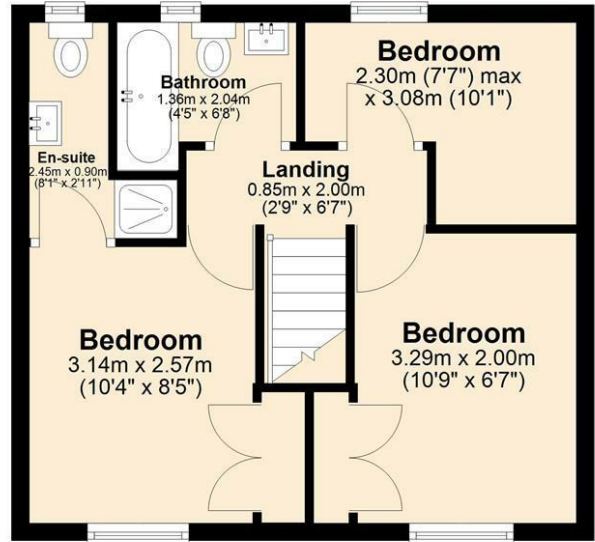
Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



First Floor

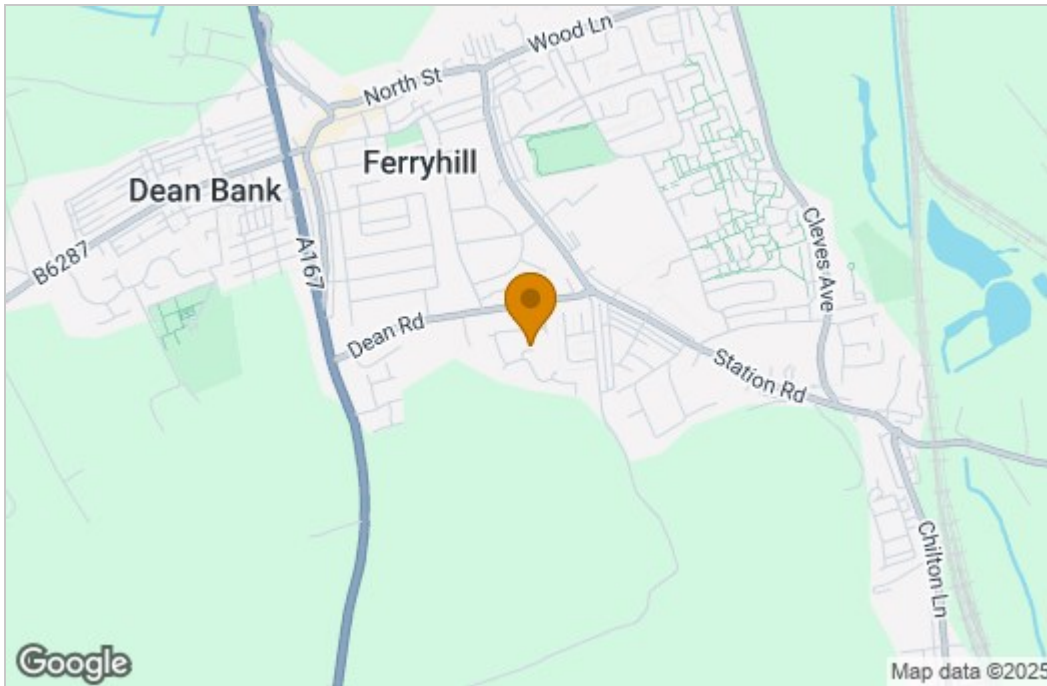
Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 82.0 sq. metres (882.7 sq. feet)

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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