



6 Balmoral Road, Ferryhill, DL17 8QF

£129,950

We are pleased to offer to the market this three bedroom semi-detached family home in this most popular area of Ferryhill, close to local schools and shops and within walking distance of the Town Centre. The property has been well maintained by the present owners and benefits from, gas central heating, double glazing, fitted kitchen, wet room on both ground floor and first floor, three good sized bedrooms, off road parking, garage and gardens.

Ground Floor

Entrance Hall

Has UPVC entrance door.

Lounge 10'5 x 12'11 (3.18m x 3.94m)



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

Dining Room 9'1 x 10'9 (2.77m x 3.28m)



Has coved ceiling and central heating radiator.

Wet Room 7'10 x 6'5 (2.39m x 1.96m)



Has white suite comprising: hand wash basin, WC, mixer shower with bi folding shower doors, central heating radiator and tiled walls.

Kitchen 10'9 x 7'11 (3.28m x 2.41m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven and electric hob, plumbing for automatic washing machine, central heating radiator and UPVC entrance door.

First Floor Landing

Has access to loft space.

Bedroom 1 13'4 x 9'7 (4.06m x 2.92m)



Has coved ceiling and central heating radiator.

Bedroom 2 9'10 x 10'9 (3.00m x 3.28m)



Has central heating radiator and storage cupboard.

Bedroom 3 7'1 x 6'5 (2.16m x 1.96m)



Has central heating radiator.

Wet Room



Has laminate clad walls, hand wash basin, WC, mixer shower, hand rails and chrome central heating towel radiator.

Exterior



Has front garden laid to lawn, block paved driveway offering off road parking for a number of vehicles and single garage. To the rear is an enclosed rear garden laid to lawn with mature hedging.

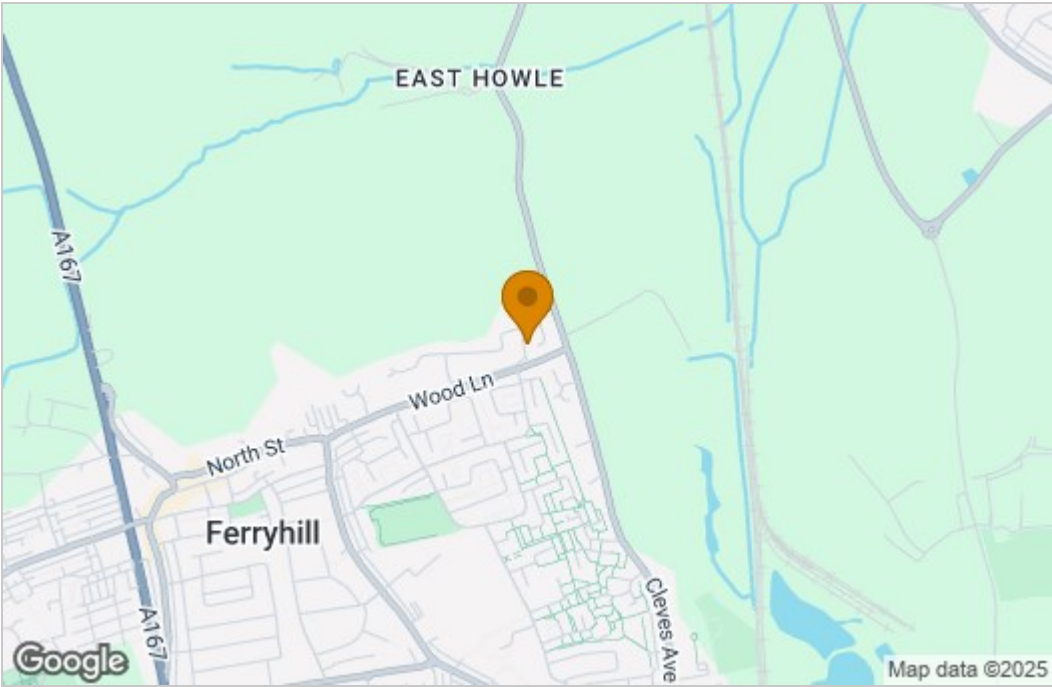
Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES

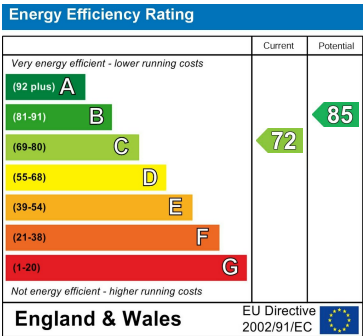
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Floor Plan

Area Map



Energy Efficiency Graph



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