



**53 Helmsley Close, Ferryhill, DL17 8SS**

**£99,950**

Viewing is essential for this outstanding three bedroomed mid-link property in this most pleasant location close to local schools and shops. The property has been updated to the highest standard by the present owner to include; gas central heating, double glazing, modern fitted kitchen with integrated appliances, luxurious bathroom suite and is immaculately decorated throughout. With a garage and private garden this property is not to be missed.

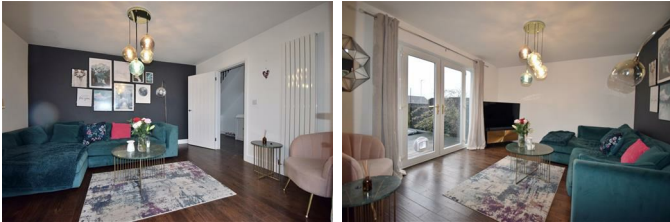
## Ground Floor

### Entrance Hall



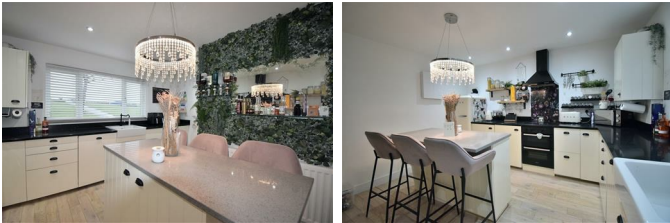
Has UPVC entrance door, central heating radiator, spindle staircase leading to the first floor, storage cupboard and wood flooring.

### Lounge 13'6 x 11'7 (4.11m x 3.53m)



Has wood flooring, central heating radiator and UPVC French doors leading out onto rear garden.

### Kitchen 13'5 x 12'9 (4.09m x 3.89m)



Has a range of fitted wall and base units, granite work surfaces and upstands, ceramic sink unit with mixer tap, built under electric double oven with ceramic hob and extractor canopy, designer splashback, integrated freezer, dishwasher and washing machine, breakfast bar, feature light, ceiling spotlights, central heating radiator, wall mounted combination gas boiler and wood flooring.

### First Floor Landing

Has storage cupboard and loft access.

### Bedroom1 12'10 x 10'9 (3.91m x 3.28m)



Has laminate flooring, central heating radiator and feature wall lights.

### Bedroom 2 11'1 x 11'10 (3.38m x 3.61m)



Has central heating radiator, laminate flooring and illuminated fitted wardrobes.

### Bedroom 3 8'9 x 8'7 (2.67m x 2.62m)



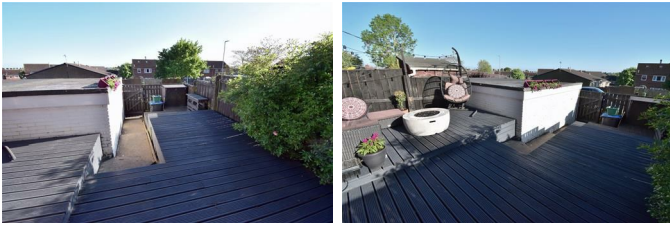
Has central heating radiator.

## Bathroom WC



Has white suite comprising: free standing roll top bath, vanity unit with hand wash basin, WC, shower cubicle with mixer shower, part tiled walls, tiled floor, feature split face tile wall and ornate central heating radiator.

## Exterior



The front garden is laid to lawn the rear has decking patio areas and single garage.

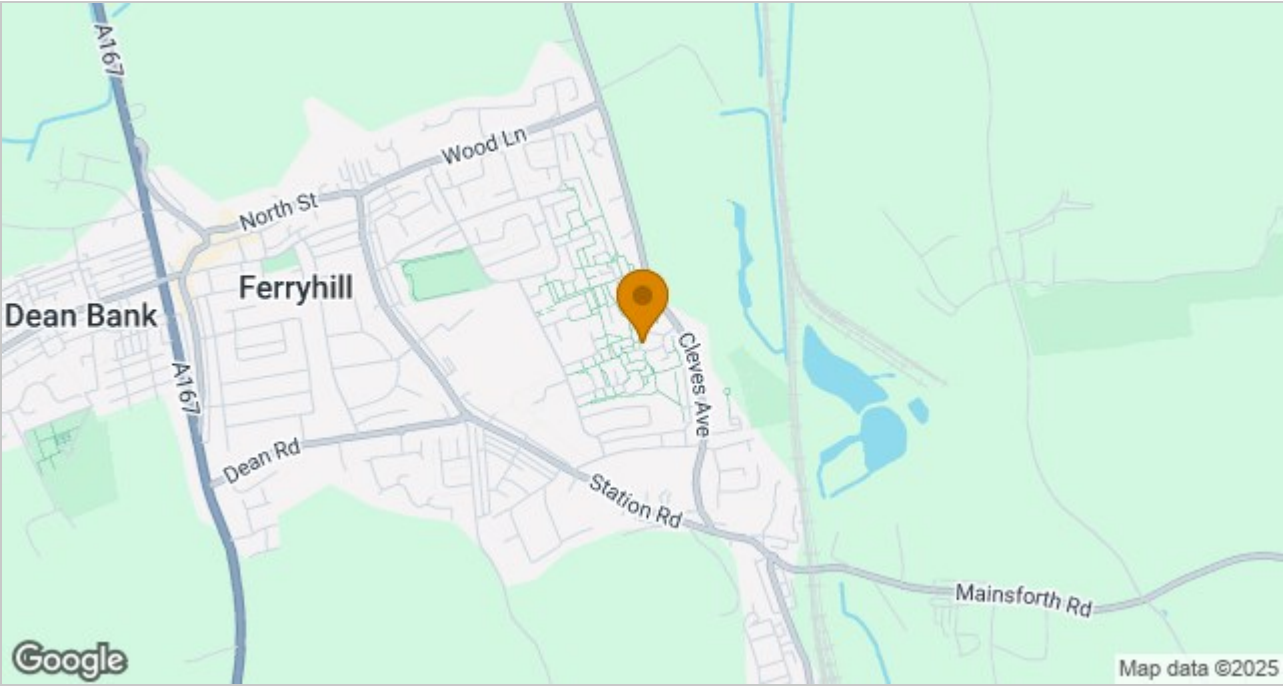
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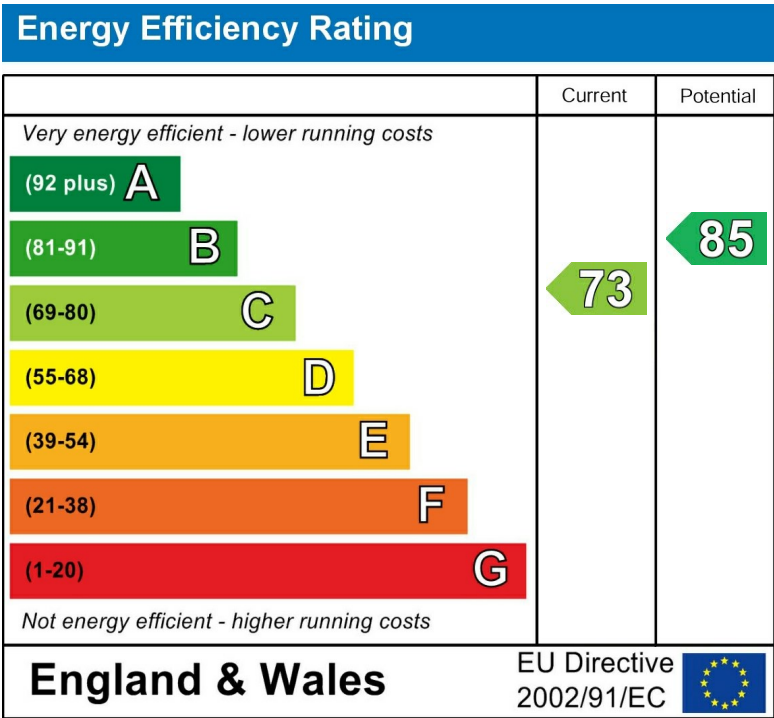
## Estate Agents Note

This property is owned by persons connected to Peter Clark Property Services Ltd.

Area Map



Energy Efficiency Graph



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