



10 Brancepeth Road, Ferryhill, DL17 8DU

£74,950

An ideal two bedroom starter home which is in a most pleasant location and benefits from gas central heating, is double glazed has a lounge/ dining room, kitchen, utility area , family bathroom and two good bedrooms. outside are gardens to the front and rear. we would recommend an early inspection for this reasonably priced home.

Ground Floor

Entrance Hall

Has UPVC entrance door, central heating radiator and staircase leading to the first floor.

Lounge/ Dining room 10'8 x 19'7 (3.25m x 5.97m)



Has coved ceiling, central heating radiator and adam style feature fire surround with living flame electric fire.

Kitchen 11'6 x 7'8 (3.51m x 2.34m)



Has a range of fitted wall and base units, laminate work surfaces, tiled splash backs and inset stainless steel sink unit with mixer tap and central heating radiator.

Rear Lobby

Has central heating radiator.

Utility Room 6'4 x 8'8 (1.93m x 2.64m)

Has stainless steel sink unit with mixer tap, laminate work surfaces and plumbing for automatic washing machine.

First Floor Landing

Has access to boarded out loft area.

Bedroom 1 17'2 x 9'4 (5.23m x 2.84m)



Has central heating radiator and storage cupboard housing combination gas boiler.

Bedroom 2 10'1 x 10'7' (3.07m x 3.23m')



Has central heating radiator.

Bathroom



Has white suite comprising: panel bath with electric shower over, hand wash basin, WC and central heating radiator.

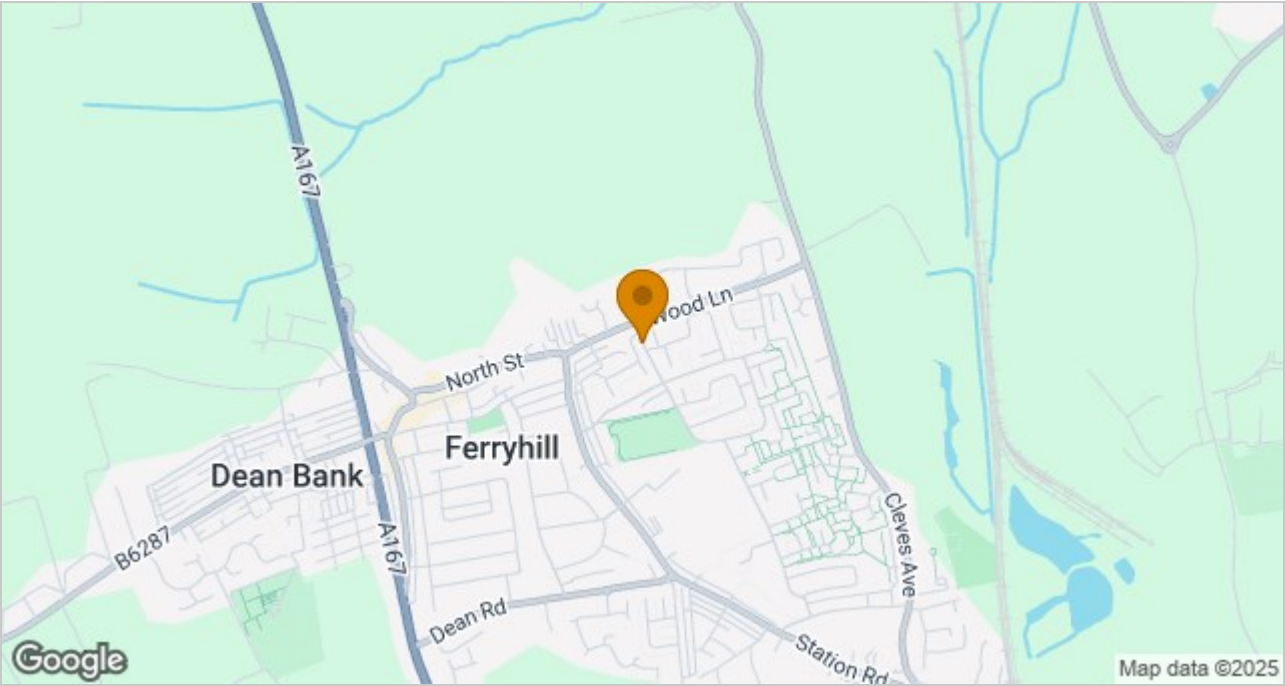
Exterior

Has lawned gardens to both front and rear.

Disclaimer

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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