



20 Brancepeth Road, Ferryhill, DL17 8DU

£97,500

An exceptional extended two bedroom semi detached house occupying a most sought after location and offering a most comfortable family home which benefits from gas central heating, is double glazed and has a pleasant lounge with french doors opening on to the rear garden, an attractive white fitted kitchen with built in appliances, modern white bathroom suite and master bedroom with built in wardrobes. Outside is an enclosed rear garden and a block paved hardstand area to the front for off road parking. Priced within reach of first time buyers we would recommend an early inspection.

Ground floor

Entrance Hall

Has UPVC entrance door, tiled floor, spindle staircase to first floor and central heating radiator.

Lounge 19'9 x 10'9 (6.02m x 3.28m)



Has bowed front window, wood flooring, french doors opening on to rear garden and central heating radiator.

Dinning Room 11'6 x 7'3 (3.51m x 2.21m)



has tiled floor, UPVC entrance door and central heating radiator.

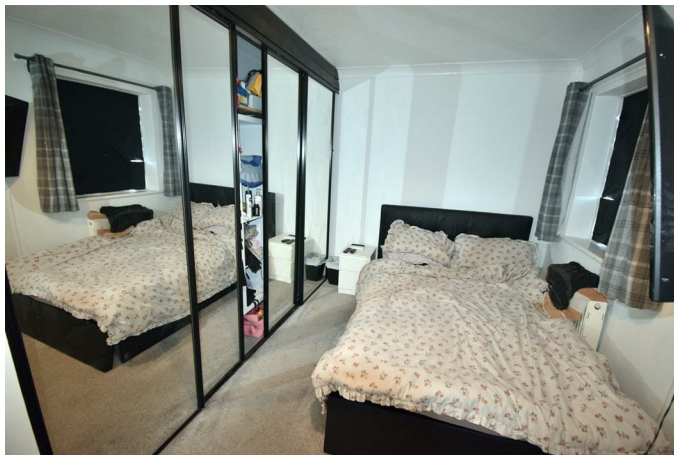
Kitchen 8'10 x 7'8 (2.69m x 2.34m)



has range of white fitted wall and base units, laminate work surfaces, inset sink unit, built in electric oven, hob and extractor canopy, integrated fridge freezer, tiled floor.

First Floor

Bedroom 1 17'1 x 9'6 (5.21m x 2.90m)



Has sliding door wardrobes, central heating radiator and cupboard with gas boiler supplying central heating radiator and domestic hot water.

bedroom 2 10'8 x 10' (3.25m x 3.05m)

Has central heating radiator.

Bathroom WC



Has white suite comprising paneled bath, pedestal wash basin and WC, tiled floor and central heating radiator.

Outside



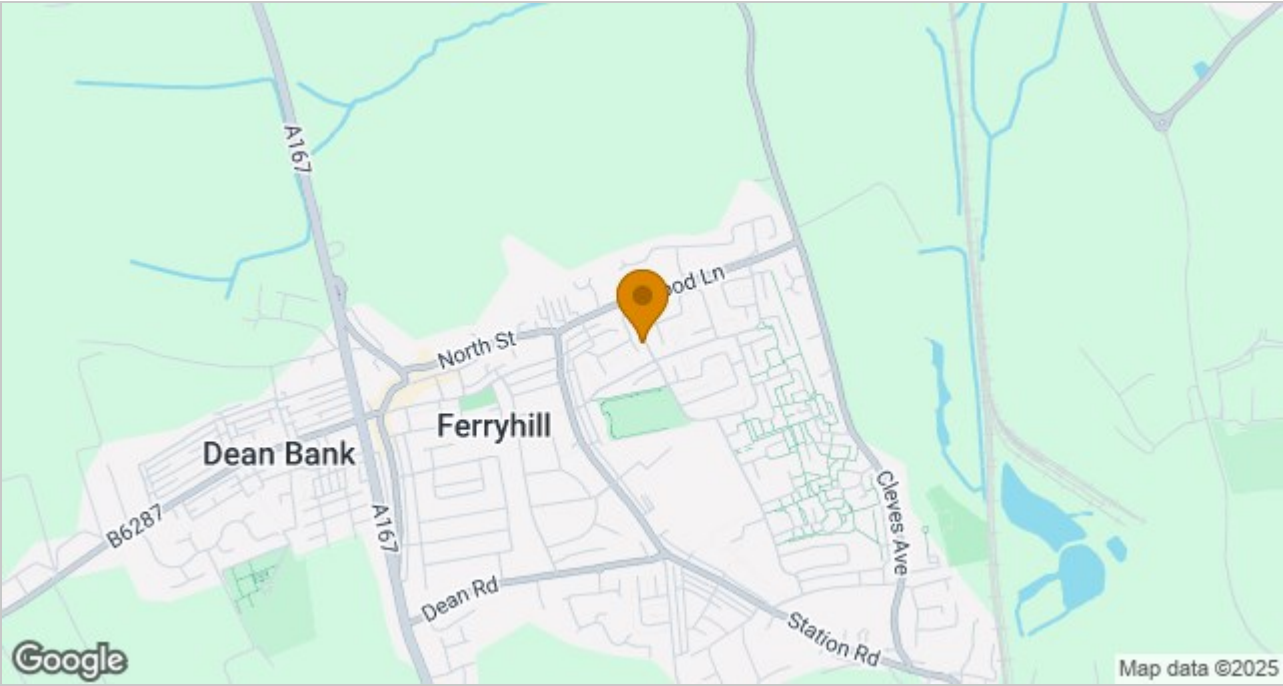
Has block paved front garden and dwarf wall for off road parking and enclosed rear garden laid to lawn with patio and wood shelter/ storage.

Disclaimer

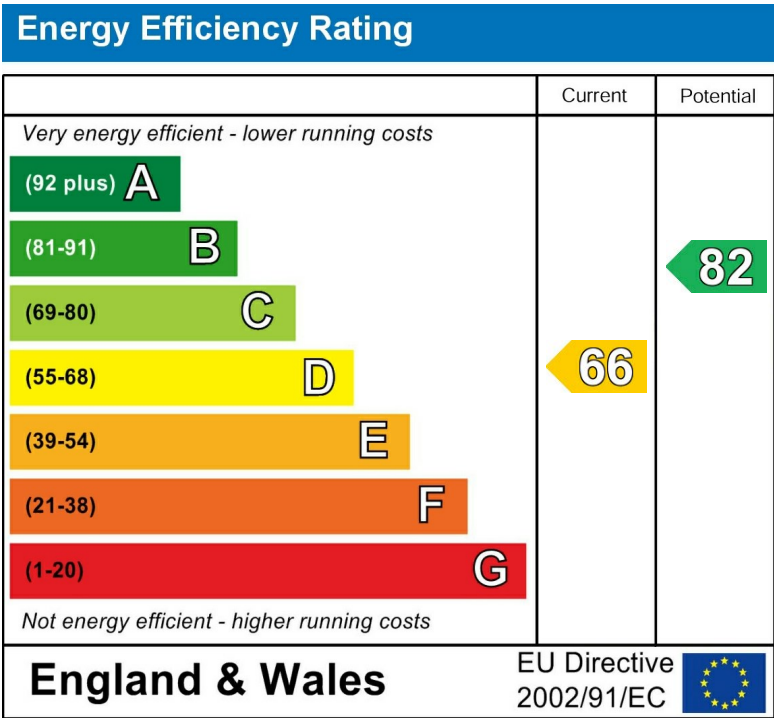
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED

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Area Map



Energy Efficiency Graph



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