



**27 Broom Road, Ferryhill, DL17 8AF**

**£159,950**

A large two bedroom detached bungalow which is a credit to the present owner and provides particularly spacious living accommodation which has gas central heating, double glazing, a through lounge dining room with feature fire place, attractive modern fitted kitchen / breakfast room with built in appliances, a large sun lounge overlooking the rear garden, utility, two good bedrooms and a modern bathroom / WC. outside there is a lovely private garden and patio to the rear with a garage / workshop and a carport over the driveway for secure off road parking. presented in excellent order throughout we would recommend an early inspection.

## Ground Floor

### Entrance Hall

Has UPVC entrance door, coved ceiling, storage cupboard and central heating radiator.

### Lounge 28'11 x 12'0 (8.81m x 3.66m)



Has coved ceiling, bay window, central heating radiator and feature fireplace with living flame pebble effect electric fire.

### Kitchen/Dining Room 8'8 x 20'5 (2.64m x 6.22m)



Has attractive range of fitted wall and base units, laminate work surfaces, composite sink unit with mixer tap, built in electric double oven with ceramic hob and extractor canopy, tiled splash backs, glass display units, wine rack, integrated fridge, storage cupboard, coved ceiling, laminate flooring and central heating radiator.

### Sun Room 14'3 x 17'11 (4.34m x 5.46m)



Has ceiling spotlights, rooflights, laminate flooring, central heating radiator and UPVC entrance door leading to the rear garden.

### Bedroom 1 10'5 x 10'1 (3.18m x 3.07m)



Has bay window, coved ceiling, central heating radiator and built in sliding door wardrobes.

### Bedroom 2 9'10 x 14'3 (3.00m x 4.34m)



Has fitted sliding door wardrobes, coved ceiling, central heating radiator and storage cupboard.

### Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC, shower cubicle with mixer shower, tiled walls, tiled floor, central heating towel radiator and storage cupboard.

### Study/ Utility 13'11 x 10'10 (4.24m x 3.30m)

Has a range of fitted wall and base units, laminate

work surfaces, plumbing for automatic washing machine and tumble dryer, stainless steel inset sink unit with mixer tap and storage cupboard housing combination gas boiler.

### Exterior



The front of the property is accessed by steps and is block paved and has mature shrubs. To the rear is a block paved patio area, garden laid to lawn, mature trees and shrubs and double access gates off road leading to garage / workshop with power and lighting. and carport.

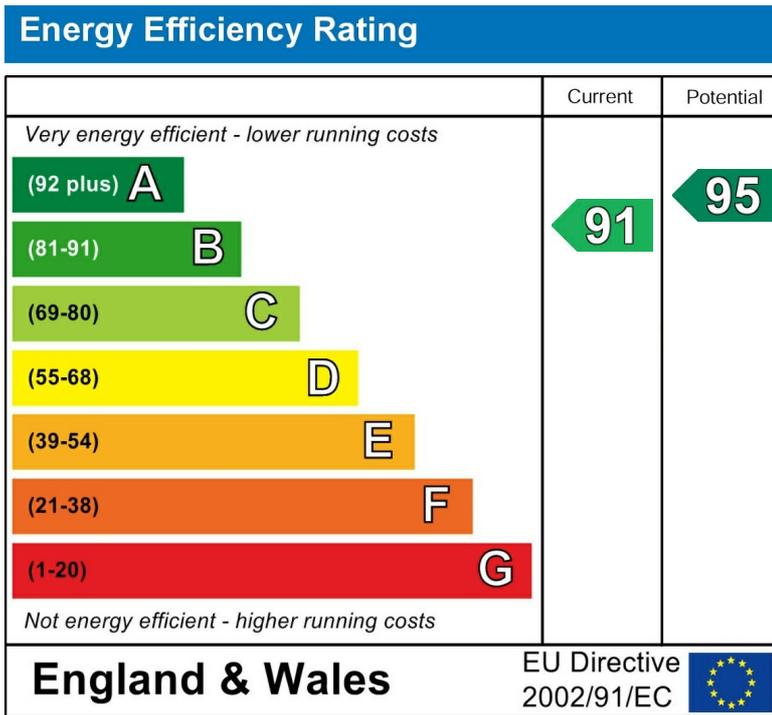
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## Area Map



## Energy Efficiency Graph



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