



171 Brancepeth Road, Ferryhill, DL17 8QR

£49,950

Rarely available to the market, we are pleased to offer this three bedroom maisonette flat in Ferryhill, close to local schools and shops and on a good bus route to surrounding towns and villages. The property has been well maintained by the present owners and benefits from gas central heating, double glazing, modern fitted kitchen, family bathroom, cloakroom and three good size bedrooms. Would appeal to both the first time buyer and investor market. Internal inspection recommended.

Ground Floor

Entrance Hall

Has external staircase leading to composite entrance door, storage cupboard, central heating radiator and tiled floor.

Lounge 17'1 x 17'10 (5.21m x 5.44m)



Has central heating radiator.

Kitchen 10'11 x 8'1 (3.33m x 2.46m)



Has a range of fitted wall and base units, laminate work surfaces, tiled splashbacks, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine and central heating radiator.

Downstairs Cloakroom



Has white suite comprising: WC and hand wash basin.

First Floor

Bedroom 1 10'2 x 9'11 (3.10m x 3.02m)



Has central heating radiator and fitted sliding wardrobes.

Bedroom 2 12'4 x 8'9 (3.76m x 2.67m)



Has central heating radiator and 2x storage cupboards.

Bedroom 3 7'8 x 7'0 (2.34m x 2.13m)



Has central heating radiator.

Bathroom WC



Has white suite comprising: panel bath with electric shower over, hand wash basin, WC, storage cupboard housing combination gas boiler, central heating radiator, part tiled walls, and laminate flooring.

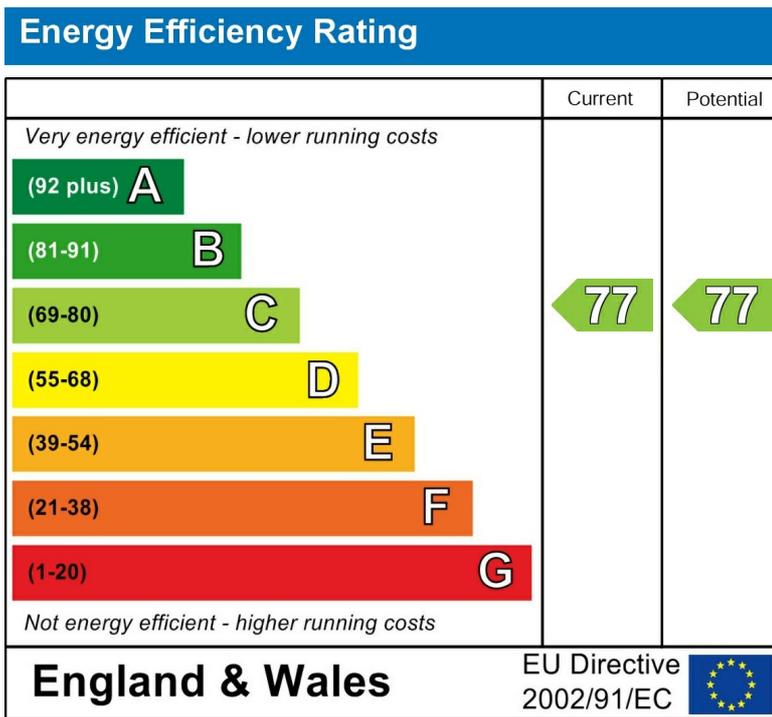
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Area Map



Energy Efficiency Graph



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