



12 Bamburgh Road, Ferryhill, DL17 8QH

£109,950

Rarely available on the market this two bed roomed mid-link house in this most sought after location in the Wood Lane area of Ferryhill. The property has been much improved by the present owner to include; gas central heating, double glazing, attractive fitted kitchen, pleasant lounge with multifuel stove, to the first floor are two good size bedrooms and modern white bathroom suite, outside is a garage, patio area and front garden. We would recommend an early viewing for this ideal starter home.

Ground Floor

Entrance Porch

Has UPVC entrance door.

Lounge 14'8" x 13'4" (4.47 x 4.06)



Has laminate flooring, bow window, fire place inset with multi-fuel stove, coved ceiling, central heating radiator and spindle staircase to the first floor.

Kitchen / Dining Room 14'8" x 9'10" (4.47 x 3.00)



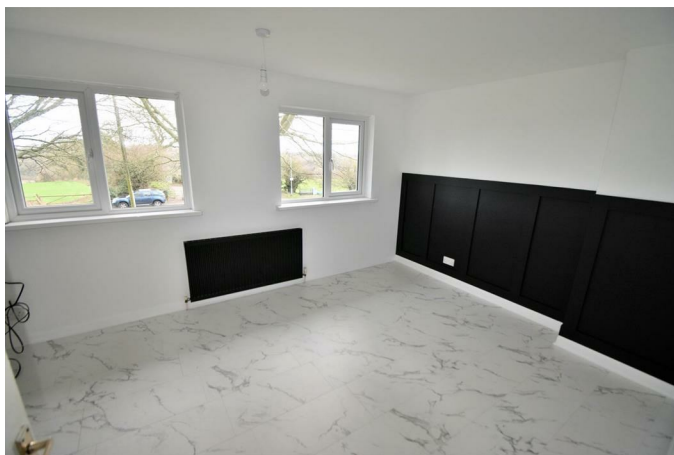
Has an attractive range of high gloss fitted wall and base units, laminate work surfaces, inset composite sink unit with mixer tap, built under electric oven with gas hob and stainless steel extractor canopy, ceramic tiled walls to kitchen area, wall mounted combination gas boiler, plumbing for automatic washing machine, storage cupboard, coved ceiling and ceiling spotlights. Dining Area with laminate flooring central heating radiator and composite entrance door leading onto the rear garden.

First Floor

Landing

Has loft access.

Bedroom 1 14'8" x 10'3" (4.47 x 3.12)



Has storage cupboard and central heating radiator.

Bedroom 2 13'10" x 8'2" (4.22 x 2.49)



Has central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath with electric shower over, hand wash basin, WC, tiled walls, tiled floor and chrome heated towel radiator.

Exterior



Has lawned front garden with open views and rear patio garden with detached garage.

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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