



**38 Lime Road, Ferryhill, DL17 8DJ**

**£124,950**

We are pleased to offer to the market this outstanding two bedroom semi-detached property in Ferryhill close to local schools and shops and within walking distance of the town centre. The property has been extensively modernised by the present owner to include an attractive lounge, luxurious fitted kitchen with built in appliances, high quality built in bedroom furniture, and a modern white family bathroom. This comfortable home is presented in immaculate decorative order with gas central heating, double glazing, double garage and generous off road parking. We strongly recommend an internal inspection to appreciate this lovely home.

## Ground Floor

### Entrance Vestibule

Has composite entrance door and staircase leading to the first floor.

### Lounge 12'0 x 14'7 (3.66m x 4.45m)



Has feature fireplace with living flame electric fire, built in alcove storage cupboards, laminate flooring central heating radiator and understairs storage cupboard.

### Kitchen/Dining Room 7'2 x 16'5 (2.18m x 5.00m)



Has a luxurious range of fitted wall and base units, laminate work surfaces and upstands, inset stainless steel sink unit with mixer tap, built in electric oven, microwave and hob with stainless steel extractor canopy, integrated fridge freezer, plumbing for automatic washing machine and dishwasher, breakfast bar, laminate flooring, ceiling spotlights, contemporary vertical central heating radiator and UPVC French doors leading out onto rear garden.

## First Floor Landing

### Bedroom 1 13'0 x 11'1 (3.96m x 3.38m)



Has professionally fitted furniture including wardrobes with dressing table, storage cupboard and central heating radiator.

### Bedroom 2 8'4 x 11'8 (2.54m x 3.56m)



Has central heating radiator.

## Bathroom WC



Has white suite comprising: panel bath with mixer shower over and glass shower screen, hand wash basin in vanity unit, WC, laminate clad walls, laminate flooring and chrome central heated towel radiator.

## Exterior



The front of the property has a garden laid to lawn with block paved driveway offering off road parking for a number of vehicles. To the rear of the property is an enclosed rear garden laid to lawn with block paved patio area and a double garage with mains power and light.

## Disclaimer

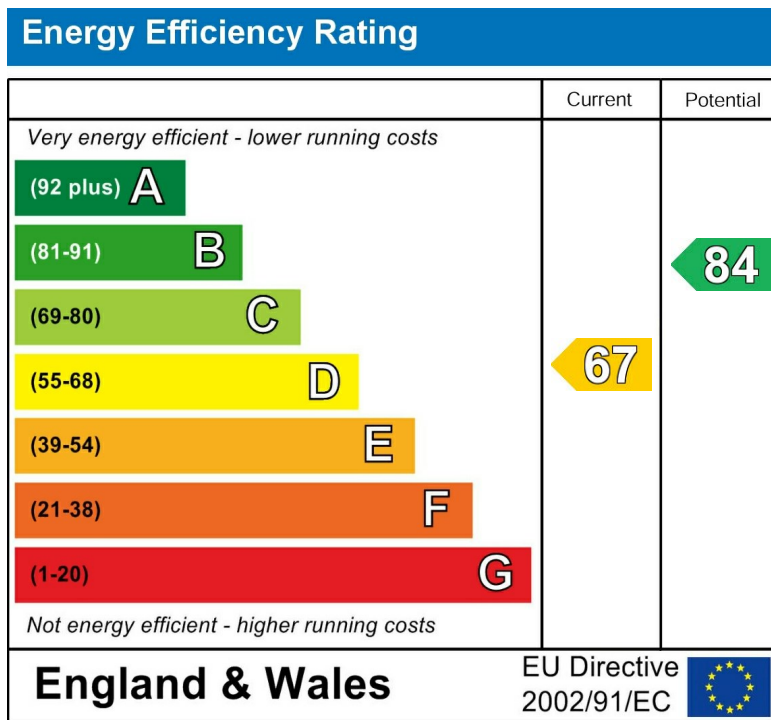
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED

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## Area Map



## Energy Efficiency Graph



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