



**3 Broom Road, Ferryhill, DL17 8AL**

**£124,950**

Perfect for first time buyers this stunning three bedroomed end terraced house which has undergone an extensive programme of improvements. This comfortable family home offers; gas central heating, double glazing, an excellent fitted kitchen with integrated appliances, convenient well fitted utility, and white bathroom suite. Outside are pleasant gardens to the front with an enclosed rear garden with off road parking. Available with no onward chain this most desirable property is not to be missed.

## Ground Floor

### Entrance Hall

Has UPVC entrance door.

### Lounge 15'6 x 12'10 (4.72m x 3.91m)



Has panoramic electric fire, bay window and central heating radiator.

### Kitchen 12'0 x 10'4 (3.66m x 3.15m)



Has an excellent range of fitted wall and base units, laminate work surfaces, composite sink unit with mixer tap, built under electric oven with ceramic hob and stainless steel extractor hood, ceramic tiled splash backs, plumbing for dishwasher, central heating radiator and storage cupboard.

### Utility 8'2 x 6'3 (2.49m x 1.91m)

Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, plumbing for automatic washing machine and tumble dryer, ceramic tiled splashbacks, central heating radiator and UPVC entrance door leading onto the rear garden.

## First Floor Landing

### Bedroom 1 12'8 x 8'4 (3.86m x 2.54m)



Has central heating radiator.

### Bedroom 2 10'5 x 9'8 (3.18m x 2.95m)



Has central heating radiator.

### Bedroom 3 9'6 x 5'9 (2.90m x 1.75m)



Has central heating radiator.

## Bathroom WC



Has white suite comprising; Panelled bath, hand wash basin, WC, part tiled walls, central heating radiator and storage cupboard housing combination gas boiler.

## Exterior



Has lawned front garden with mature borders and to the rear garden has double access gates leading to hard stand area for off road parking and lawned garden.

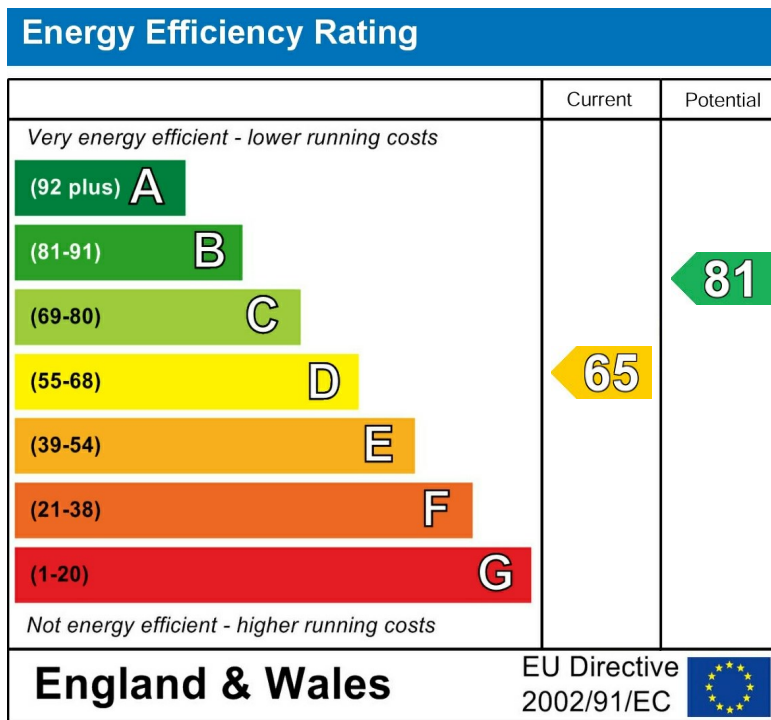
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## Area Map



## Energy Efficiency Graph



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