



20 Dean Road, Ferryhill, DL17 8EP

£124,950

Viewing is essential for this outstanding extended two bedroom semi detached house. the property occupies a most sought after location which benefits from gas central heating, double glazing and comprises an entrance vestibule opening onto a pleasant lounge with bay window, dining area, attractive fitted kitchen, separate utility and downstairs WC. On the first floor are two good bedrooms and a family bathroom/WC. Outside is a front garden with off road parking and a well maintained rear garden with patio. Maintained in immaculate decorative order throughout this ideal home is sold with no upward chain.

Ground Floor

Entrance Vestibule

Has UPVC entrance door with staircase leading to the first floor.

Lounge 14'10 x 11'9 (4.52m x 3.58m)



Has bay window, coved ceiling, contemporary electric fire and central heating radiator.

Dining Room 12'11 x 5'0 (3.94m x 1.52m)



Has coved ceiling, central heating radiator and laminate flooring.

Kitchen 7'7 x 8'9 (2.31m x 2.67m)



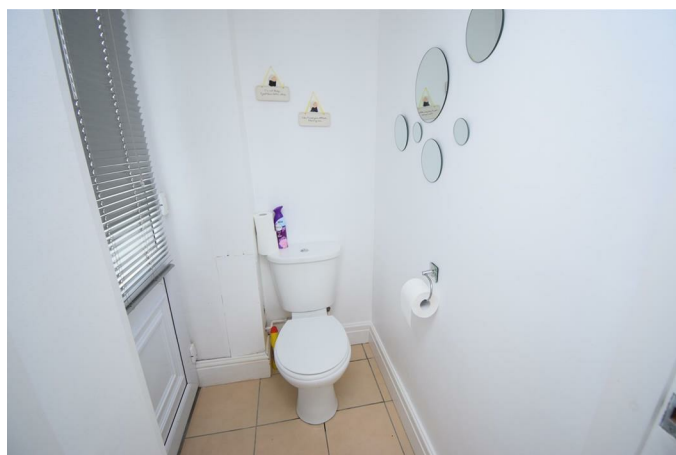
Has a attractive range of fitted wall and base units, laminate work surfaces and upstands inset stainless steel sink unit with mixer tap, laminate flooring, coved ceiling and UPVC French doors leading out onto rear garden.

Utility 8'1 x 6'9 (2.46m x 2.06m)



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

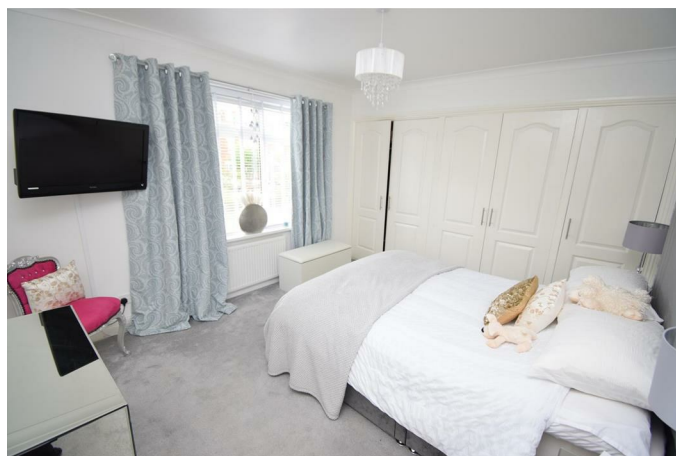
Downstairs WC



Has WC and tiled floor.

First Floor

Bedroom 1 12'8 x 11'1 (3.86m x 3.38m)



Has coved ceiling, fitted wardrobes and central heating radiator.

Bedroom 2 11'4 x 8'9 (3.45m x 2.67m)



Has coved ceiling and central heating radiator.

Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC, tiled splash backs, large shower cubicle with electric shower, coved ceiling and central heating radiator.

Exterior



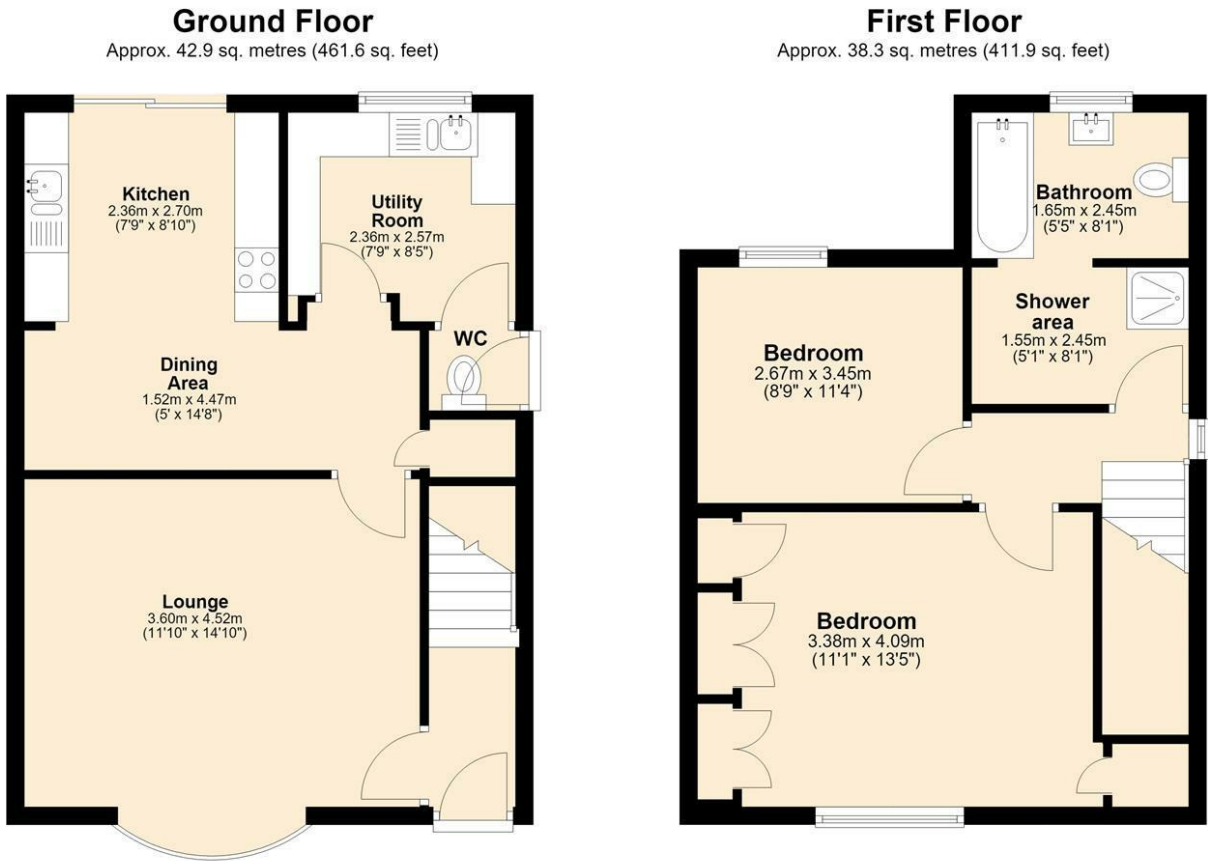
To the front of the property is a block paved driveway offering off road parking for two vehicles. To the rear of the property is an enclosed garden laid to lawn with mature trees and shrubs and decking area.

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 WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE

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Floor Plan

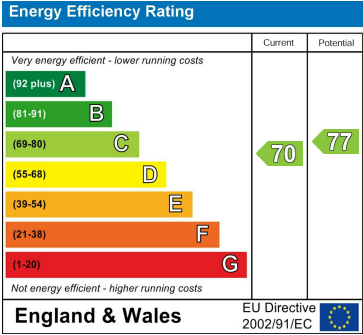


Total area: approx. 81.2 sq. metres (873.5 sq. feet)
20 Dean Road, Ferryhill

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.