



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 11'9 x 7'2 (3.58m x 2.18m)



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.

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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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