



16 Thirlmere Road

, Ferryhill, DL17 8HA

Offers In The Region Of £109,950



An outstanding three bedroom semi detached house which offers particularly spacious living accommodation which benefits from gas central heating and is double glazed. The property is conveniently located close to local shops and schools and comprises an entrance hall leading to a comfortable lounge with feature media wall, a lovely dining room with feature panelled walls, there is a high specification fitted kitchen with built in appliances, separate utility and downstairs WC / shower room. On the first floor are three good sized bedrooms and a well fitted family bathroom. Outside is generous off road parking for a number of cars and an enclosed rear garden with large timber storage / leisure building.. Ideal for the family buyer we would recommend internal inspection to appreciate this quality home.



Ground Floor

Entrance Hall

Has staircase to first floor, UPVC entrance door and central heating radiator.

Lounge 14'11 x 10'6 (4.55m x 3.20m)

has feature media wall with panoramic flame effect electric fire and central heating radiator.

Dinning Room 11'2 x 8'10 (3.40m x 2.69m)

Has attractive contemporary panelled walls, built in storage and central heating radiator.

Kitchen 13'3 x 6'7 (4.04m x 2.01m)

Has superb range of fitted units,, laminate worktops, inset sink unit built in electric oven, hob and extractor canopy, integrated fridge and freezer, dishwasher, vertical radiator, UPVC entrance door.

Utility

Has laminate worktop, plumbing for automatic washer, wall mounted gas boiler , tiled walls and central heating radiator.

Downstairs Shower Room / WC

Comprising shower cubicle with electric shower, WC, hand basin and central heating radiator.

First Floor

Bedroom 1 12'5 x 10' (3.78m x 3.05m)

Has built in wardrobe storage and central heating radiator.

Bedroom 2 13'5 x 9'2 (4.09m x 2.79m)

has central heating radiator

Bedroom 3 15'5 x 9'4 (4.70m x 2.84m)

Has central heating radiator

Bathroom / WC

Has white suite comprising panelled bath, wash basin in vanity unit, WC , dressing table with vanity mirror and built in storage.

Outside

To the front is generous off road parking for a number of vehicles and the rear has an enclosed garden with raised lawn, patio and large timber storage / workshop / leisure room.

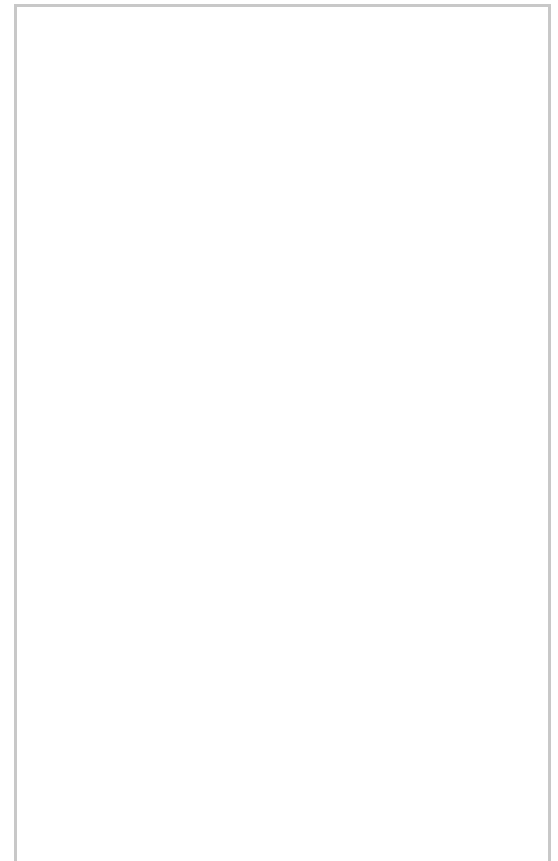
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Area Map



Floor Plans



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

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.

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