Peter Clark
Property Services Ltd.









17 Lumley Crescent, Ferryhill, DL17 8BG

£129,950

Located in the popular village of Ferryhill close to local amenities and facilities this impressive extended two bedroom with attic room semi detached property offers an ideal family home or first time buyer opportunity.
The property has been substantially improved by the current owners in recent years to include a large wrap around single story extension to the rear to create a fantastic open plan living dining and kitchen area as well as separate utility area and snug.
To the first floor, you will find three bedrooms with a further staircase to an attic room and a well appointed family bathroom.
The main focal point of this property is the impressive open plan living where you will find a high end fitted kitchen with all integrated appliances to include fridge freezer dishwasher washing machine, tumble dryer and wine cooler, this area is at the heart of the home and would be excellent to use for family gatherings at any time of the year.
The property has a south facing rear garden which has artificial turf and a gazebo area.
This impressive property can only be appreciated on first hand inspection so early viewing is strongly recommended.

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Ground Floor

Front Elevation
There is a driveway that provides off street parking for three cars

Entrance Porch



Has composite style door to front and laminate flooring.

Entrance Hall



Has composite style entrance door, staircase leading to first floor landing, feature handrail and spindles, understairs storage cupboard, modern partially glazed door leading into kitchen and snug and single central heating radiator,

Snug 10'5" x 9'2" (3.20 x 2.80)




Located open plan from the living room it has a feature electric living flame log burning style fire with tile inset and modern white surround with marble hearth and laminate flooring, this area could also be used as a dining area.

Open Plan Lounge 20'8" x 13'1" (6.30 x 4.00)



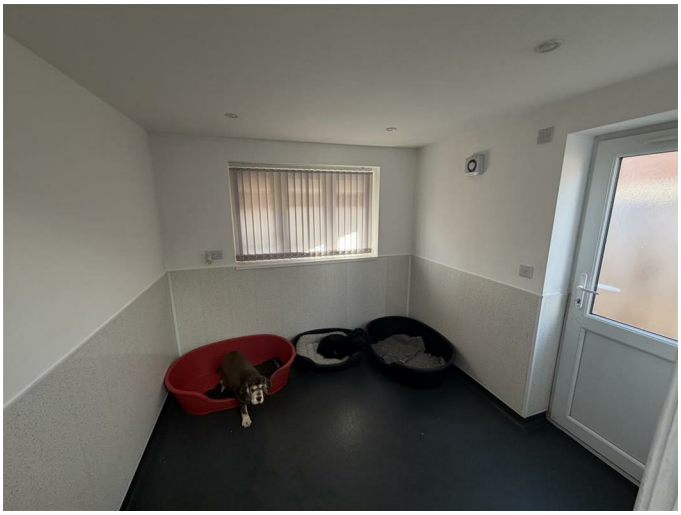

A light and airy modern living space located to the rear of the property, with laminate flooring, double glazed French doors, two large double glazed windows overlooking and leading out onto the rear garden, two velux roof lights making this an excellent bright and open space for family and entertaining.

Kitchen 18'0" x 14'5" (5.50 x 4.40)



Modern recently installed fitted kitchen with a extensive range of wall and base units with contrasting granite effect worktops, integrated appliances which include range style cooker with extractor hood, dishwasher, washing machine dryer, fridge and separate freezer and all important wine cooler. There is a central island with high seated dining for up to 10 guests, laminate flooring concealed plinth lighting, ceiling spotlights and two central heating radiators.

Utility 8'2" x 9'2" (2.50 x 2.80)



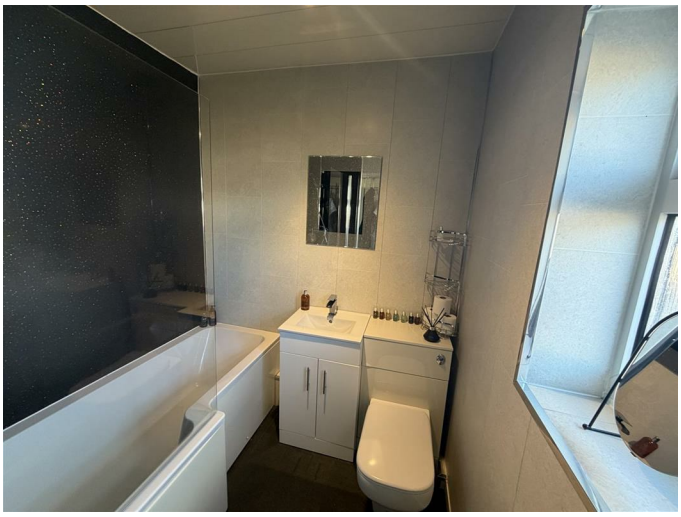
This area has an anti slip floor, central heating radiator, along with electric and water so it could easily be converted into utility room area it has a double glazed door to the side elevation with access to gazebo and rear garden.

First Floor Landing



Has central heating radiator and large double glazed window overlooking front driveway.

Bathroom WC



Modern fitted white suite with contrasting light and shade decorative wall panels, L shaped bath with rainfall shower over and glass shower screen, vanity style wash hand basin with integrated WC, double glazed window heated towel rail, decorative panels to ceiling.

Bedroom 1 11'5" x10'2" (3.50 x3.10)



Double bedroom located to the rear of the property central heating radiator and built-in wardrobe.

Bedroom 2 11'1" x10'5" (3.40 x3.20)



Double bedroom located to the rear of the property, central heating radiator, extensive storage under stairs, built-in storage cupboard housing combi boiler.

Attic Room 21'11" x 8'6" (6.70 x 2.60)



Access via permanent staircase, storage in both eves via access doors, electric lighting and power, currently being used as a double bedroom. Two velux windows south facing.

Exterior



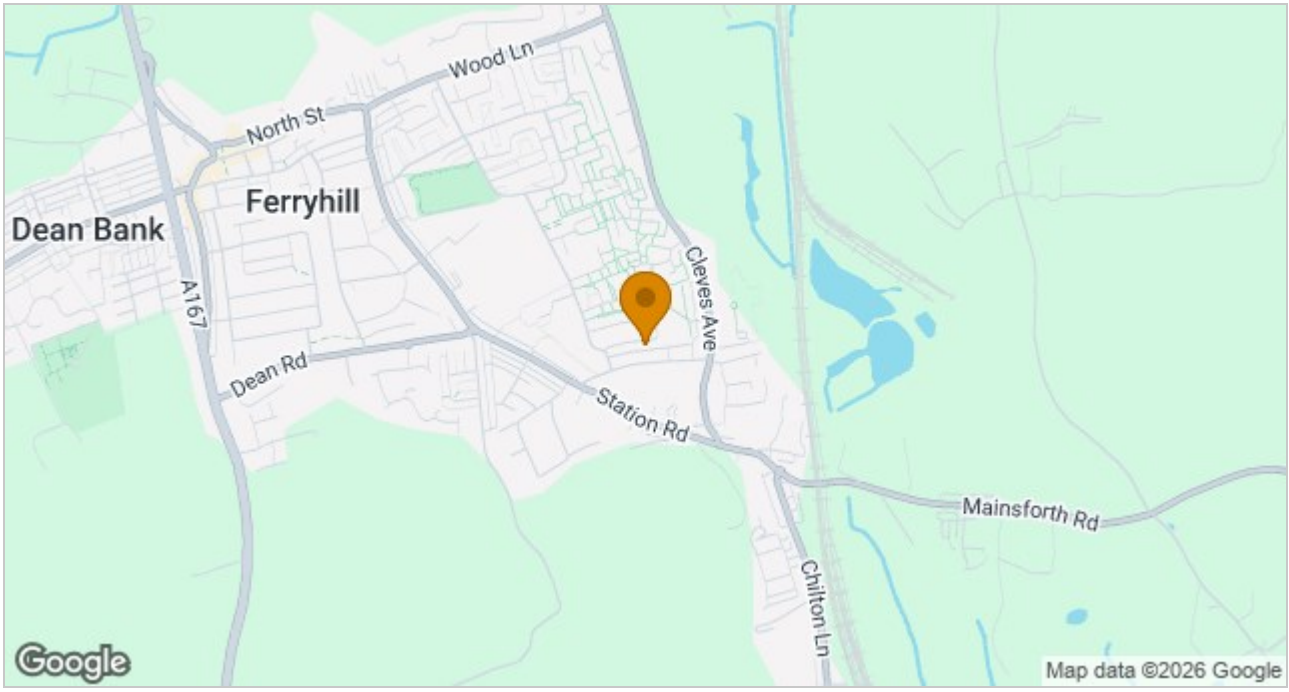



Has driveway for three cars to the front of the property and a lovely south facing garden to the rear which has an artificial lawn and patio area for outside dining, there is large gazebo with tiled roof for outdoor dining or possibly a hot tub.

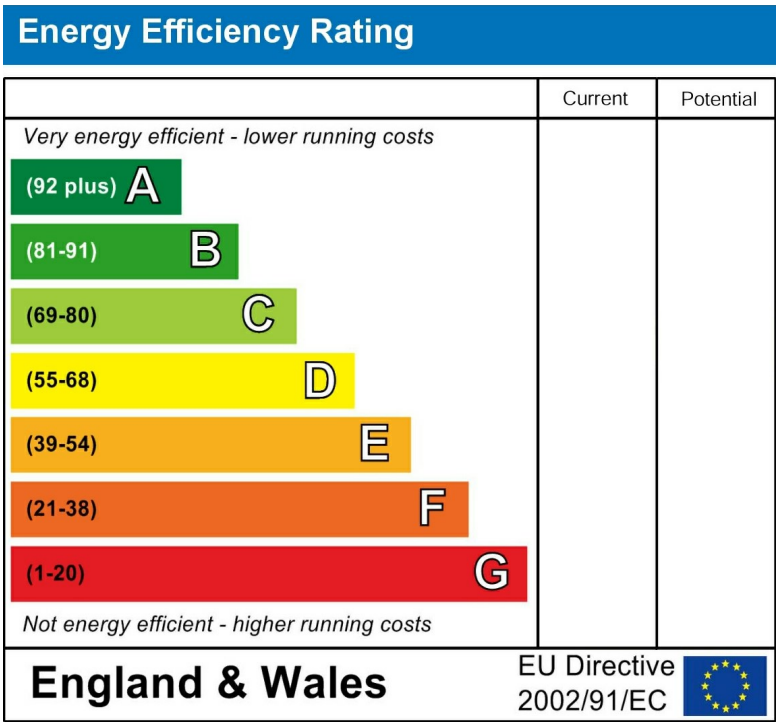
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Area Map



Energy Efficiency Graph



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