



Broom Cottages, Ferryhill, DL17 8AY
3 Bed - House - Terraced
Asking Price £45,000

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Robinsons are delighted to offer to the sales market, with no onward chain, this spacious three-bedroom mid-terraced property, ideally situated on a popular residential street approximately one mile from Ferryhill Town Centre, which offers a range of shopping, leisure, and everyday amenities.

To the rear is a enclosed small yard.

This well-presented home benefits from gas central heating, UPVC double glazing, a spacious lounge, two bathrooms, and three generously sized bedrooms, making it an ideal purchase for a variety of buyers.

The accommodation briefly comprises: an entrance, a spacious lounge, a good-sized kitchen/dining room, and a family bathroom to the ground floor. To the first floor, a large landing provides access to three well-proportioned bedrooms and a modern shower room.

EPC Rating: D
Council Tax Band: A

Lounge

16'1 x 16'0 (4.90m x 4.88m)

Upvc window, radiator, stairs to first floor.

Kitchen / Diner

14'9 x 9'5 (4.50m x 2.87m)

Morden wall and base units, integrated oven, hob, stainless sink with mixer tap and drainer, plumbed for washing machine, radiator, Upvc window, space dining room table.

Inner Hall

Access to rear & bathroom.

Bathroom

8'4 x 7'2 (2.54m x 2.18m)

White panelled bath, wash hand basin, w/c, radiator, Upvc window.

Landing

Loft access, radiator.

Bedroom One

16'0 x 12'9 (4.88m x 3.89m)

Upvc window, radiator.

Bedroom Two

11'5 x 6'9 (3.48m x 2.06m)

Upvc window, radiator.

Bedroom Three

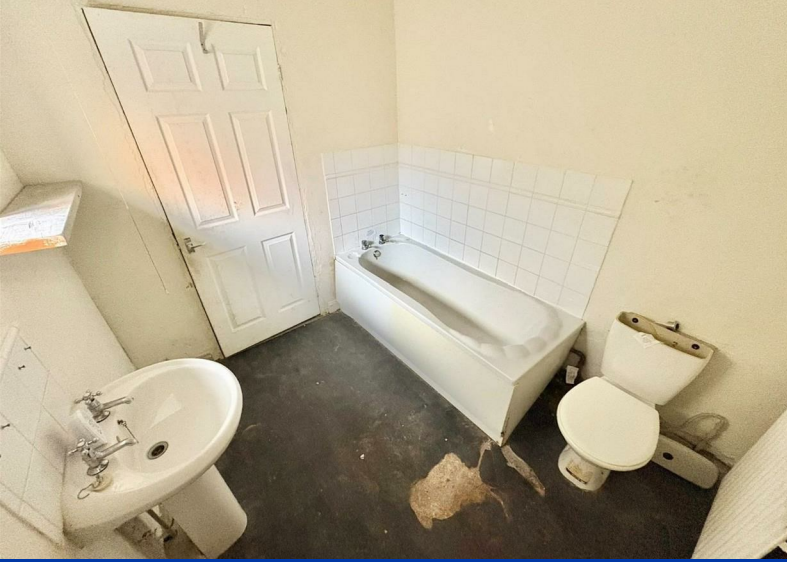
9'6 x 6'8 (2.90m x 2.03m)

Upvc window, radiator.

Shower Room

Shower cubicle, wash hand basin, W/C, radiator, extractor fan.

Externally



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(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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