



Broom Road, Ferryhill, DL17 8AL
2 Bed - House - Semi-Detached
£149,950

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Robinsons are delighted to offer to the market this truly stunning, well presented and large than average two bedroom semi-detached home, which is located on a popular street approximately half a mile from Ferryhill Town Centre where there are a range of shopping and leisure facilities. Ideal for a first-time buyer or anyone looking for the perfect home. The property has an endless amount of benefits and some of key features are a stunning kitchen, beautiful bathroom, quality floor covering, ground floor W/C, landscaped garden, ample parking, the property also benefits of gas central heating via combination boiler and UPVC double glazing.

In brief the property comprises of; entrance hall, spacious lounge, beautiful open plan kitchen / diner, useful utility room, ground floor W/C and conservatory, to the first floor is two double bedrooms and the stunning fourpiece bathroom. Externally to the front elevation there is a huge block paved driveway which leads to the brilliant rear landscaped garden which would be fantastic for entertaining in the summer months. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating D
Council Tax Band A

Hallway

Solid wood flooring, radiator, stairs to the first floor.

Lounge

14'8 x 12'0 max points (4.47m x 3.66m max points)

Solid wood flooring, radiator, stunning log burning stove, uPVC bay window.

Kitchen/Diner

18'4 x 9'8 (5.59m x 2.95m)

Stylish wall and base units, integrated fridge freezer, cooker, range oven, solid oak worktops, Belfast sink with mixer tap and drainer, storage cupboard, radiator, uPVC window, storage cupboard, tiled flooring and splashbacks.

Inner Hall

Access to conservatory and utility room and w/c.

W/C

W/C, radiator, wash hand basin, tiled flooring.

Utility Room

5'4 x 5'0 (1.63m x 1.52m)

Plumbed for washing machine, space for dryer, tiled flooring, uPVC window.

Conservatory

9'4 x 8'1 (2.84m x 2.46m)

UPVC window, French doors leading to the rear, tiled flooring.

Landing

Loft access, spotlights.

Bedroom One

15'0 x 10'8 max points (4.57m x 3.25m max points)

UPVC window, radiator, storage cupboard, quality flooring.

Bedroom Two

11'11 x 10'0 max points (3.63m x 3.05m max points)

Wood effect flooring, radiator, uPVC window, fitted wardrobes.

Bathroom

8'0 x 7'7 (2.44m x 2.31m)

Stunning four piece suite with roll top bath, double shower cubicle, wash hand basin, w/c, feature radiator, half tiled, spotlights, uPVC window, tiled flooring.

Externally

To the front elevation, there is a huge block paved driveway which leads to a beautiful landscaped enclosed rear garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

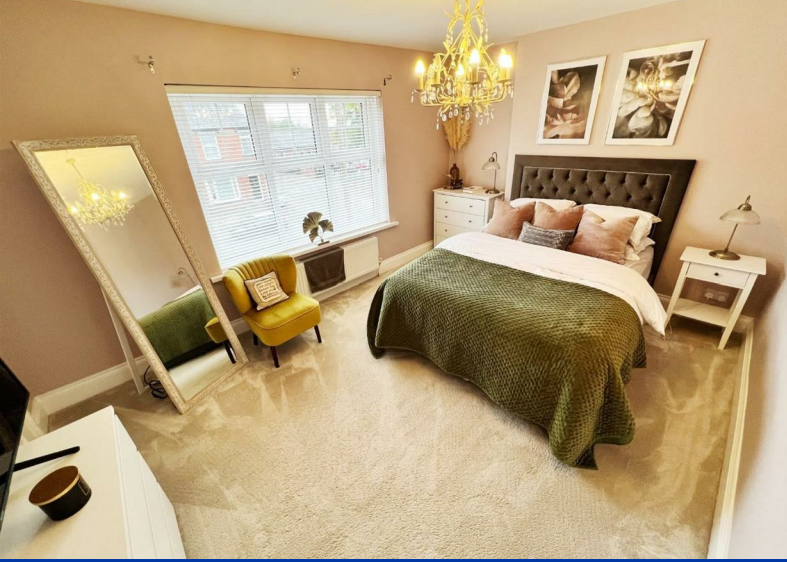
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,629.71 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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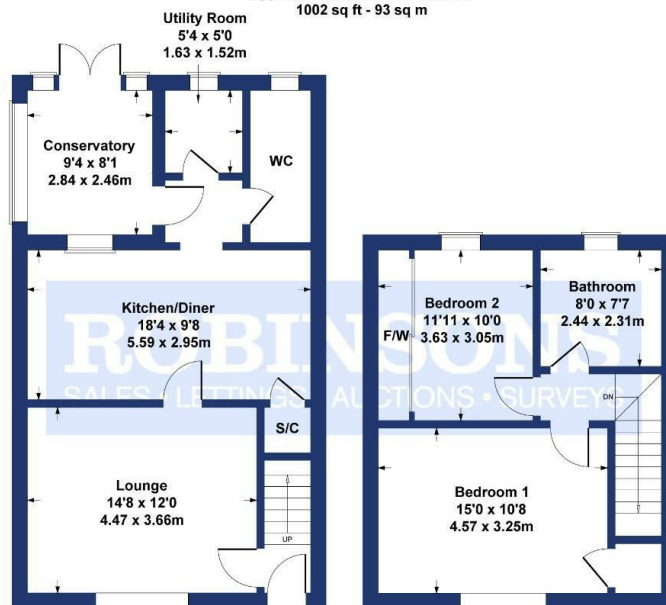
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Broom Road
Approximate Gross Internal Area
1002 sq ft - 93 sq m



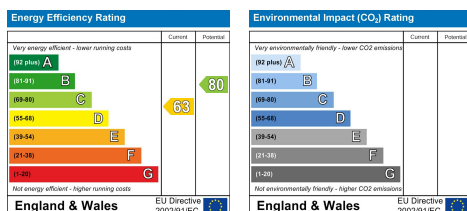
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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