



11 Eamont Road , Ferryhill, DL17 8LY

An outstanding two bedroom semi detached house which occupies a most sought after location close to the town centre. The property is double glazed, has gas central heating and comprises an entrance hall opening on to the comfortable lounge with multi fuel stove, large conservatory, superb fitted kitchen with cooking range, dining area, utility, master bedroom with dressing room, luxurious well fitted family bathroom and pleasant well kept gardens to front and rear with off road parking. Priced within reach of first time buyers we would recommend an early inspection.

£119,950

11 Eamont Road

, Ferryhill, DL17 8LY



- Two Bedroom Semi Detached House
- Lounge With Multi-Fuel stove
- Luxury Bathroom
- EPC:
- Gas Central Heating
- Conservatory
- Master Bedroom With Dressing Room
- Double Glazed
- Superb Fitted Kitchen / Dining Room
- Gardens And Off Road Parking

Ground Floor

Entrance Hall

Lounge

11'6 x 16'5 (3.51m x 5.00m)

Conservatory

11' x 9'6 (3.35m x 2.90m)

Kitchen / Dining Room

18'9 x 10'3 (5.72m x 3.12m)

Utility

7'5 x 5'10 (2.26m x 1.78m)

First floor

Bedroom 1

11'3 x 9'5 (3.43m x 2.87m)

Dressing Room

9'6 x 5' (2.90m x 1.52m)

Bedroom 2

12'10 x 9'7 (3.91m x 2.92m)

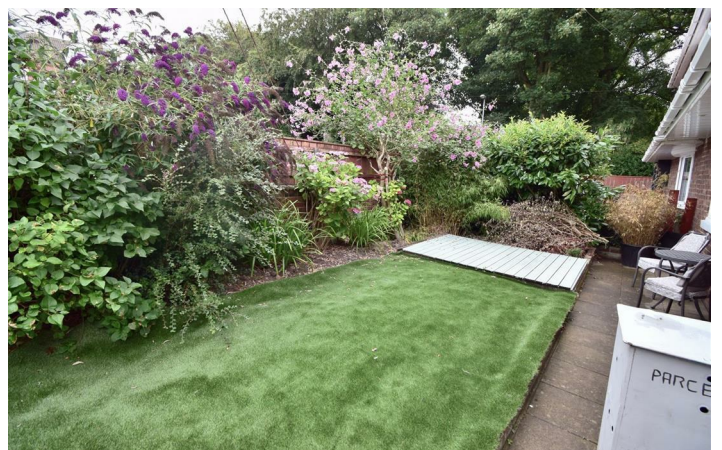
Bathroom/ WC

Outside

Disclaimer



Directions





Floor Plan

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.

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