



## Broom Cottages

Ferryhill, Durham DL17 8AY

- Close To Town Centre
  - Lounge
- Bathroom With Shower
- Upvc Double Glazing
- New Floor Coverings
- 2 Bed Mid Terraced House
- Fitted Kitchen/Dining Room
- Gas Ch Via Combi Boiler
  - Rear Yard
- Professionals Only, No Pets

**£450 Per Month**





## Council Tax Band: A EPC Rating: D

### FULL DESCRIPTION

Conveniently located mid terraced house close to the Town Centre and available immediately.

The living accommodation comprises: UPVC double glazed entrance door, lounge with double doors leading to the fitted kitchen/dining room with integrated oven, hob and extractor hood. The first floor comprises: landing with storage cupboard, 2 bedrooms and white family bathroom suite with separate shower cubicle. Externally there is a rear yard. Benefiting from gas central heating via a combi boiler, re-decoration, new floor coverings and UPVC double glazing throughout.

Professionals only, strictly no pets and no smokers.

Viewings are recommended.

### ENTRANCE

With UPVC double glazed entrance door.

### LOUNGE

16'2"

Two wall light points, double radiator, stairs leading to the first floor landing and double doors leading to the kitchen and dining room.

### KITCHEN/DINING ROOM

Range of wall and floor units with laminate worktops and inset one and a half bowl single drainer sink unit. Integrated electric oven, hob and extractor canopy. Double radiator, ceramic tiled flooring, UPVC double glazed rear entrance door and double glazed patio doors leading to the rear yard.

### FIRST FLOOR LANDING

With storage cupboard.

### BEDROOM 1

12'6"

Double radiator and cupboard housing central heating boiler.

### BEDROOM 2

7'0"

Double radiator.

### BATHROOM

White suite comprising: low level wc, pedestal wash and basin, panel bath, separate shower cubicle with electric shower, double radiator and feature tiled walls.

### REAR YARD

### HEATING/GLAZING/EXTRAS

Gas central heating via combi boiler and UPVC double glazing throughout, The property is available immediately.

### IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are in produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

