

# KAN MOVE

## Estate Agents

2 bed Semi Detached Bungalow for sale - £79,950

Broomside - Ferryhill



Council Tax Band: A

EPC Rating: E

Privately positioned at the head of a cul-de-sac a two bedroom Semi-detached bungalow with gardens to the front and rear. Entrance hallway, Bedroom one with fitted wardrobes, bathroom equipped with a disabled bath, lounge, kitchen with door into the conservatory with glass roof. The bungalow benefits from Double glazing and gas fired central heating system. SOLD WITH NO ONWARD CHAIN



**1 Bathrooms**

**2 Beds**

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- LOUNGE
- CONSERVATORY

- GARDENS TO FRONT AND REAR
- DOUBLE GLAZED
- GAS FIRED CENTRAL HEATING SYSTEM

SCAN FOR DETAILS

## Front

### Entrance Hallway

UPVC entrance door, UPVC Double glazed window to the side, loft access with pull down ladder.

### Bedroom One 11' 0" x 9' 0" (3.35m x 2.74m)plus fitted wardrobes

UPVC Double glazed window to rear, fitted wardrobes and drawers.

### Bedroom Two 8' 0" x 11' 0" (2.44m x 3.35m)

UPVC Double glazed window to front.

### Bathroom

UPVC Double glazed window to rear, bath for disabled with shower mixer tap, electric shower over bath, fully tiled walls, low level W/C, pedestal wash hand basin.

### Lounge 11' 0" into alcove x 12' 0" (3.35m x 3.65m)

UPVC Double glazed window to front, electric fire and surround.

### Kitchen 11' 0" x 8' 0" (3.35m x 2.44m)

UPVC Double glazed window to rear, UPVC double glazed door to conservatory, wall, base units and drawers, tiled splash backs, gas point for cooker, plumbing for washing machine. modern black sink unit with jet spray tap, cupboard housing boiler.

### Conservatory 12' 0" x 11' 0" (3.65m x 3.35m)

UPVC Double glazed french doors to side, UPVC Double glazed door to rear, half brick construction with UPVC double glazed windows with glass roof, cupboard with power, tiled flooring, blinds and A radiator.

### Externally

The bugalow is postioned at the head of a cul-de-sac with gardens to the front and rear. the front of the bungalow is not over looked with no through traffic.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

