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Property Services Ltd.



38 Brancepeth Road, Ferryhill, DL17 8EB

Offers Over £110,000

Viewing is well recommended for this lovely three bedroom semi detached home which occupies a most sought after location and boasts gas central heating, double glazing, a comfortable lounge, separate dining room/study, attractive fitted kitchen/breakfast room with built in appliances, utility area, built in wardrobes, bathroom/WC with bath and shower cubicle. Outside are lawned gardens to front and a patio area to the rear with hardstand for off road parking.

Ground Floor

Entrance Hall

Has UPVC entrance door, staircase to first floor and central heating radiator.

Lounge 17'11x10'9 (5.46mx3.28m)



Has french doors opening on to rear patio and central heating radiator.

Dining Room / Study 8'6x7'11 (2.59mx2.41m)



With central heating radiator.

Kitchen / breakfast Room 14'x8'9 (4.27mx2.67m)



Has an attractive range of wall and floor units with laminate work surfaces, inset sink unit with mixer tap, built in electric oven and hob with extractor canopy, tiled floor and central heating radiator.

Utility 16'x5'5 (4.88mx1.65m)

Has UPVC entrance door and plumbing for automatic washing machine.

first Floor

Landing



With access to boarded loft.

Bedroom One 11'11x10'6 (3.63mx3.20m)



Has central heating radiator.

Bedroom Two 10'10 x 9' (3.30m x 2.74m)



Has central heating radiator.

Bedroom Three 8'9x6' (2.67mx1.83m)



Has range of built in bedroom furniture and central heating radiator.

Bathroom/WC



Has white suite comprising panelled bath, shower cubicle with electric shower, hand wash basin and WC, part tiled walls and central heating radiator.

Outside

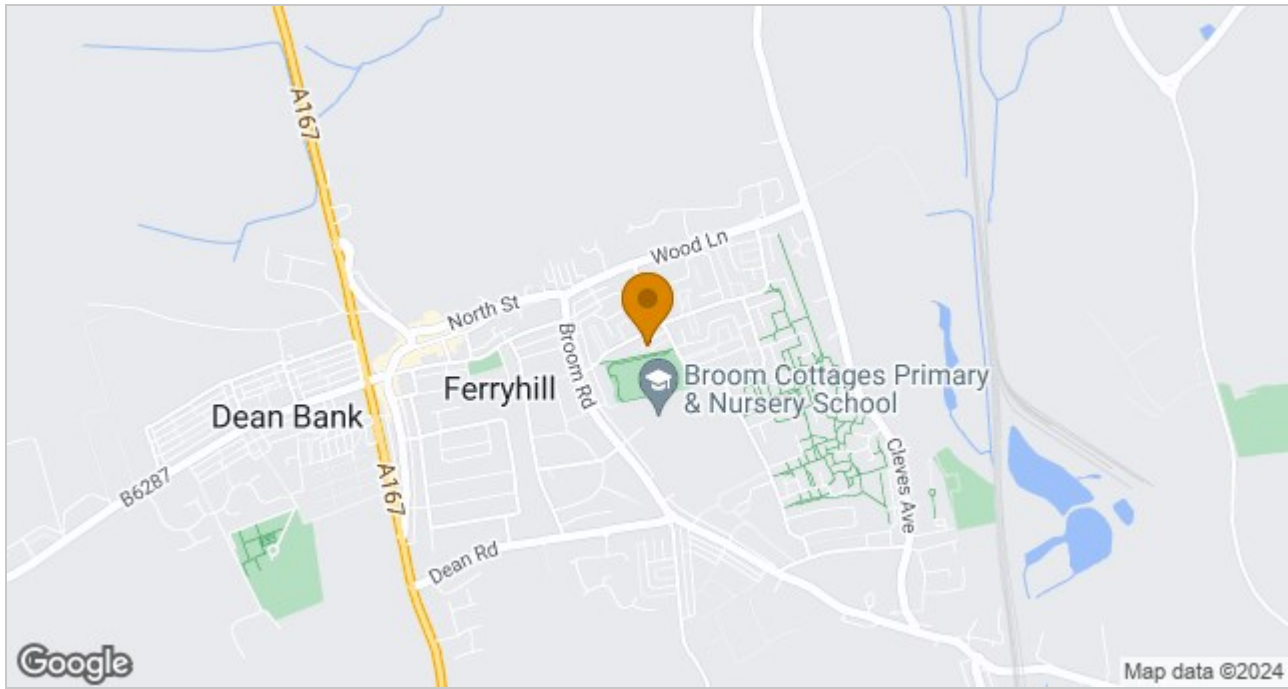


Front garden laid to lawn, rear garden has an enclosed patio area with separate hard stand for off road parking.

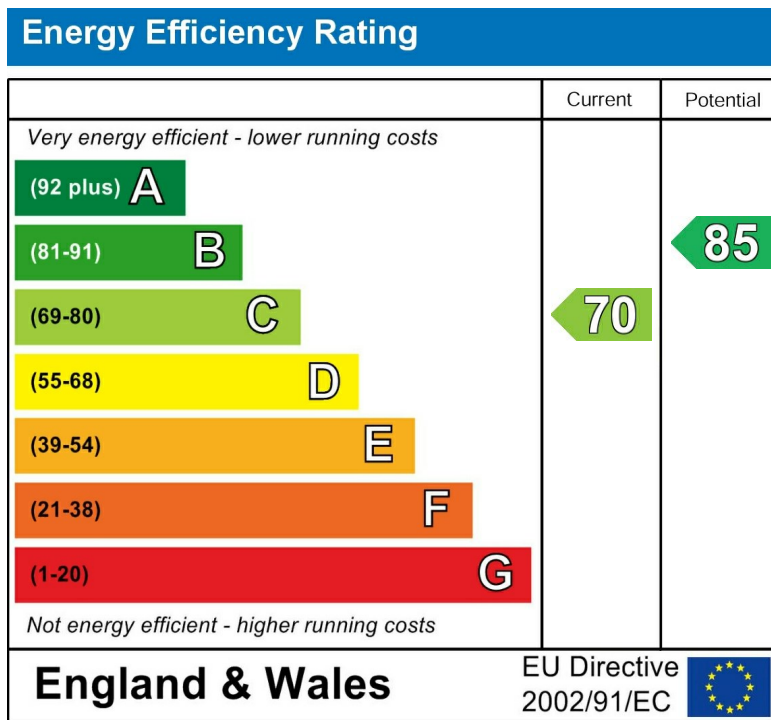
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Area Map



Energy Efficiency Graph



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