



**27 Corscombe Close, Ferryhill, DL17 8DB**

**£127,950**

We are pleased to offer to the market this three bedroom semi-detached property in a most sought after location in Ferryhill with open views to the front. The property has been very well maintained by the present owner, benefiting from gas central heating and double glazing. The lounge has bi-fold doors opening on to the front garden, a white modern fitted kitchen with built in appliances, attractive white bathroom suite, conservatory and gardens to both front and rear. A single garage is located in a nearby block and this comfortable family home is available with vacant possession.

## Ground Floor

### Entrance

Has UPVC entrance door.

### Lounge 15'8 x 13'7 (4.78m x 4.14m)



Has coved ceiling, central heating radiator, UPVC double glazed bi-folding doors leading out onto front garden and spindle staircase leading to the first floor.

### Dining Room 10'4 x 8'0 (3.15m x 2.44m)



Has coved ceiling, central heating radiator and UPVC patio doors leading to the conservatory.

### Conservatory 8'11 x 9'10 (2.72m x 3.00m)



Has door opening on to the rear garden.

## Kitchen



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, integrated fridge and freezer, built in electric oven and hob and stainless steel extractor canopy, plumbing for automatic washing machine, tiled floor, ceiling spotlights and UPVC entrance door leading onto the rear garden.

## First Floor

### Bedroom 1 13'0 x 8'9 (3.96m x 2.67m)



Has central heating radiator and sliding door wardrobes.

### Bedroom 2 9'3 x 9'4 (2.82m x 2.84m)



Has central heating radiator and storage cupboard.

### Bedroom 3 6'8 x 10'5 (2.03m x 3.18m)



Has central heating radiator and storage cupboard housing combination gas boiler.

### Bathroom WC



Has white suite comprising: 'P' shaped shower bath with glass screen and mains water shower, hand wash basin, WC, central heating radiator, tiled walls and tiled floor.

### Exterior



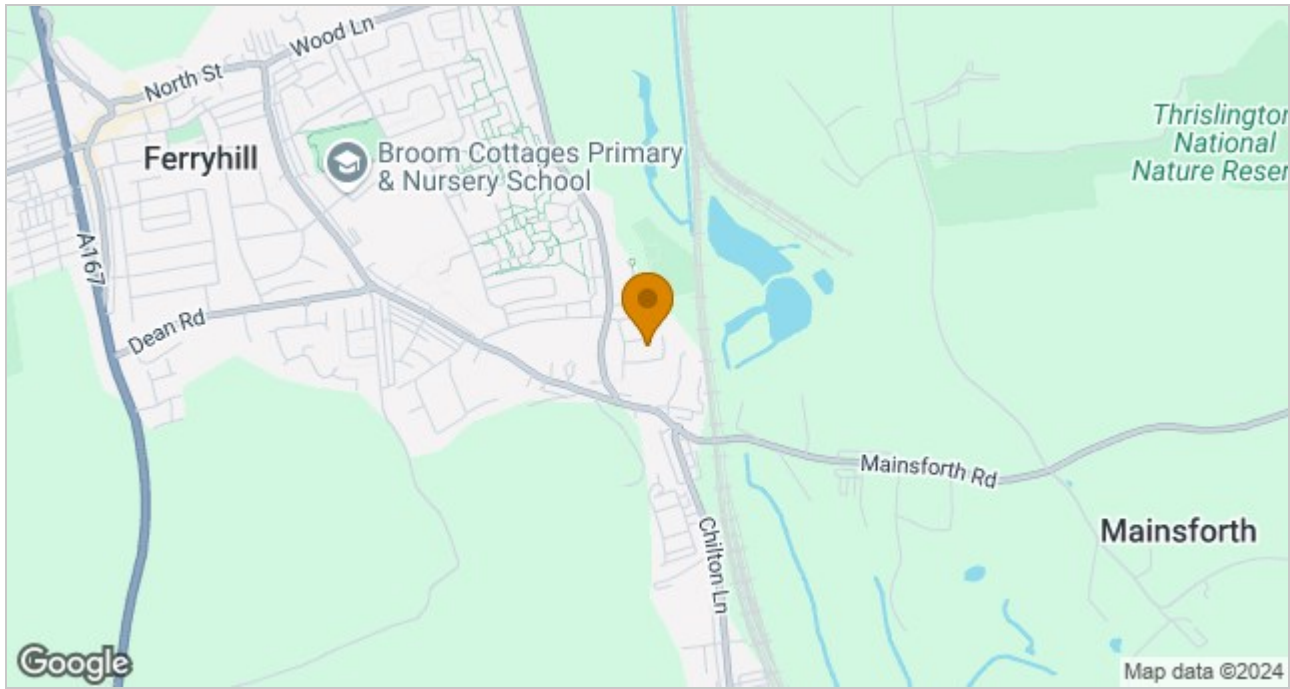
Has lawned gardens to front with enclosed rear garden with mature shrubs. a single garage is located in a nearby block.

### Disclaimer

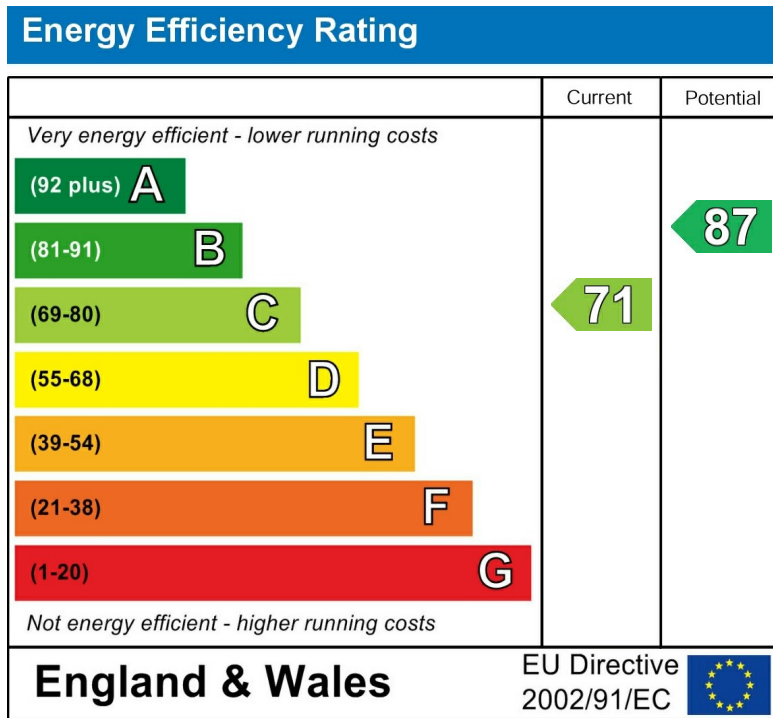
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE

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## Area Map



## Energy Efficiency Graph



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