



**32 Raby Road, Ferryhill, DL17 8EA**

**£89,950**

We are pleased to offer to the market this three bedroom semi-detached property in Ferryhill. The property benefits from gas central heating, double glazing, fitted kitchen, white bathroom suite, and gardens to both front and rear.

### Entrance Porch

Has steps leading upto wooden entrance door and UPVC entrance door leading into Lounge.

### Lounge 18'9 x 12'8 (5.72m x 3.86m)



Has coved ceiling, central heating radiator and feature fire surround.

### Dining Room 9'1 x 9'2 (2.77m x 2.79m)



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

### Kitchen 9'6 x 9'2 (2.90m x 2.79m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven and hob, plumbing for automatic washing machine, tiled splash backs, laminate flooring, central heating radiator and under stairs storage cupboard.

### Conservatory 9'0 x 7'10 (2.74m x 2.39m)



Has laminate flooring and french doors leading out onto rear garden.

### Rear Porch



Has panel bath, part tiled walls and central heating radiator.

### First Floor Landing

### Shower Room



Has single shower cubicle with mixer shower, vanity unit with hand wash basin and heated towel radiator.

### WC

Has separate WC.

**Bedroom 1 13'5 x 9'10 (4.09m x 3.00m)**



Has central heating radiator and laminate flooring.

**Bedroom 2 11'1 x 8'9 (3.38m x 2.67m)**



Has central heating radiator

**Bedroom 3 8'9 x 7'10 (2.67m x 2.39m)**



Has central heating radiator.

**Exterior**



Has enclosed front garden and enclosed rear garden with patio area and single garage.

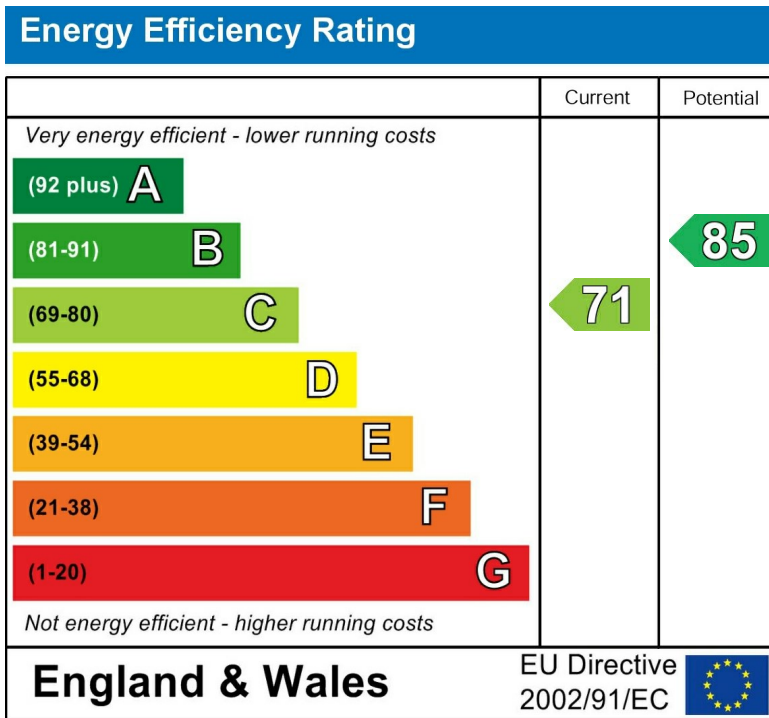
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## Area Map



## Energy Efficiency Graph



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