



16 Broom Road, Ferryhill, DL17 8AL

£149,950

A rare opportunity to purchase this stunning two bedroomed semi-detached house in this most sought after location. The property has undergone a series of improvements by the present owner and has been finished to the highest standards to include; a fantastic fitted kitchen with integrated appliances, luxurious bathroom suite, is immaculately decorated throughout and boasts ample off road parking and would be perfect for first time buyers.

Ground Floor

Entrance Hall

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

Lounge 15'4" x 12'1" (4.67 x 3.68)



Has bowed window, free-standing log burner, herringbone effect laminate flooring and central heating radiator.

Kitchen / Dining Room 18'5" x 10'0" (5.61 x 3.05)



Has a stunning range of fitted wall and base units, glass display units, solid beech work surfaces, ceramic sink unit with mixer tap, double range cooker with gas hob, stainless steel extractor hood, wine cooler, tiled splashbacks, tiled floor, integrated fridge and freezer, coved ceiling, central heating radiator and storage cupboard.

Rear Lobby

Has UPVC entrance door leading onto the conservatory, tiled floor and storage area with wall mounted combination gas boiler and plumbing for automatic washing machine.

Cloakroom



Has white suite comprising; WC, hand wash basin, central heating radiator and tiled floor.

Conservatory 8'8" x 7'7" (2.64 x 2.31)



Has tiled floor and UPVC French doors leading onto the rear garden.

First Floor

Landing

Has access to loft.

Bedroom 1 14'6" x 10'10" (4.42 x 3.30)



Has central heating radiator and storage cupboard.

Bedroom 2 11'4" x 10'1" (3.45 x 3.07)



Has central heating radiator and sliding door mirrored wardrobes.

Bathroom WC



Has white suite comprising; free standing roll top bath, hand wash basin, WC, ceramic part tiled walls, tiled floor and ornate central heating radiator.

Exterior



Has large paved front garden for ample off road parking leading to double security gates. To the rear is a private garden with artificial lawn and raised planters.

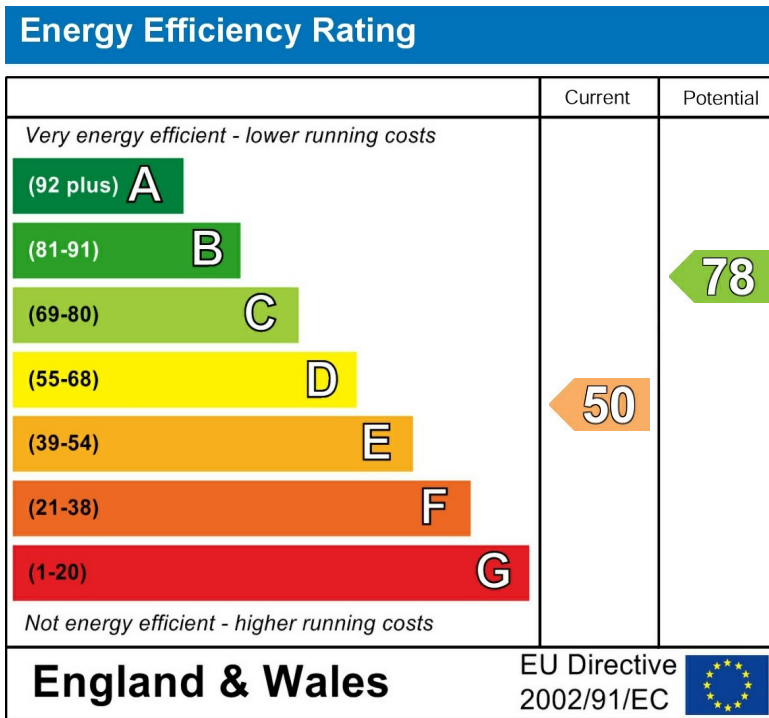
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Area Map



Energy Efficiency Graph



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