



## 11 Willow Road

, Ferryhill, DL17 8DR

£95,500



Viewing is essential for this excellent two bedroom semi-detached house offered for sale with vacant possession in this most pleasant location close to local schools and shops. The property has been updated to the highest standard by the present owner to include; gas central heating, double glazing, outstanding fitted kitchen with integrated appliances, stunning bathroom suite and downstairs WC. The property is maintained in good decorative order throughout and has off road parking for a number of vehicles a garage and large garden. This fantastic home is not to be missed. Available with no onward chain.





## Ground Floor

### Entrance Hall

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

### Lounge 14'2 x 11'11 (4.32m x 3.63m)

Has feature fireplace inset with living flame electric fire and central heating radiator.

### Kitchen / Dining Room 13'7 x 8'3 (4.14m x 2.51m)

Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, plumbing for automatic washing machine and tumble dryer, wall mounted combination gas boiler, wine rack, central heating radiator and UPVC French doors leading onto the rear garden.

### Cloakroom

Has white suite comprising; WC, hand wash basin and chrome heated towel radiator,

## First Floor

### Bedroom 1 14'7 x 10'7 (4.45m x 3.23m)

Has storage cupboard and central heating radiator.

### Bedroom 2 10'3 x 9'11 (3.12m x 3.02m)

Has central heating radiator.

### Bathroom WC

Has white suite comprising; free standing bath, vanity unit inset with hand wash basin, WC heated towel radiator and laminate panelled walls.

### Exterior

Has lawned front garden with driveway leading to timber garage. To the rear is a stunning private garden, laid to lawn with gravel area and mature flower beds.

### 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 PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

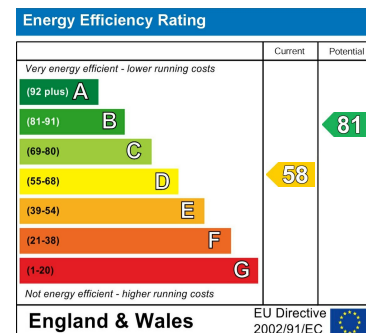
## Area Map



## Floor Plans



## Energy Efficiency Graph



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