



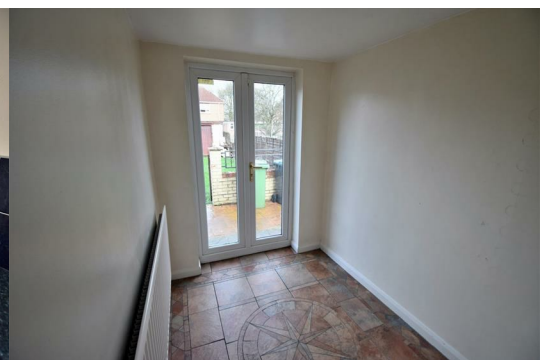
36 Lyndhurst Road

Chilton, Ferryhill, DL17 0PN

£70,000



We are pleased to offer to the market this two bedroom semi-detached property in Chilton, close to local schools and shops. The property benefits from gas central heating double glazing, fitted kitchen, white family bathroom suite, gardens to both front and rear with the potential of off road parking at the front via double access gates. The property is sold as seen with no onward chain.



Ground Floor

Entrance Porch

Has UPVC entrance door, central heating radiator and tiled floor.

Lounge 18'2 x 12'0 (5.54m x 3.66m)

Has bow window, laminate flooring, coved ceiling, central heating radiator and feature fire surround with gas fire and spindle staircase leading to the first floor.

Kitchen / Dining Room 10'5 x 18'2 (3.18m x 5.54m)

Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built in electric oven and hob, plumbing for automatic washing machine, coved ceiling, tiled floor, central heating radiator and UPVC entrance door.

Rear Sun Room 5'10 x 7'2 (1.78m x 2.18m)

Has tiled floor, central heating radiator and UPVC french doors opening out onto rear garden.

First Floor Landing

Has spindle stairhead.

Bedroom 1 18'3 x 9'4 (5.56m x 2.84m)

Has coved ceiling, built in fitted wardrobes, laminate flooring and central heating radiator.

Bedroom 2 10'5 x 9'2 (3.18m x 2.79m)

Has coved ceiling, built in wardrobe and central heating radiator.

Bathroom WC

Has white suite comprising, corner shower cubicle with electric shower, corner spa bath, WC, hand wash basin, chrome heated towel radiator, tiled walls and tiled floor.

Exterior

Has enclosed front garden laid to lawn, and enclosed rear garden with patio area and lawn with garden shed

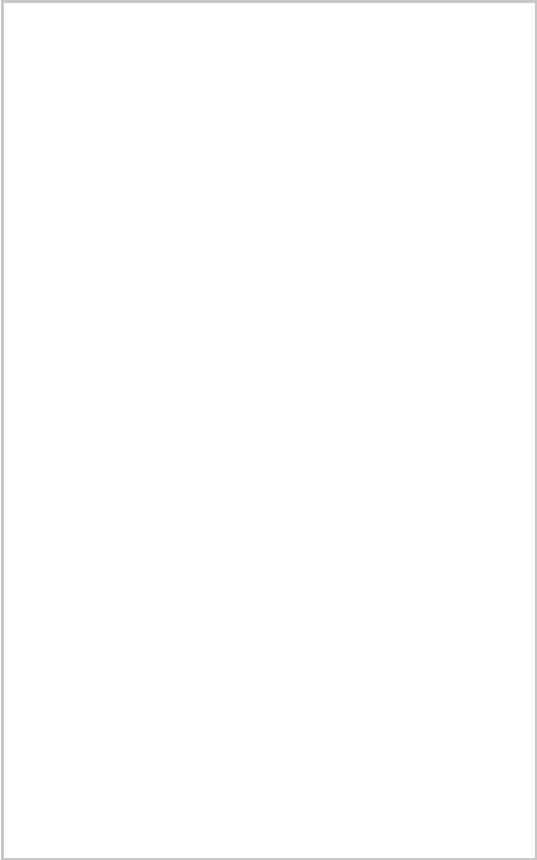
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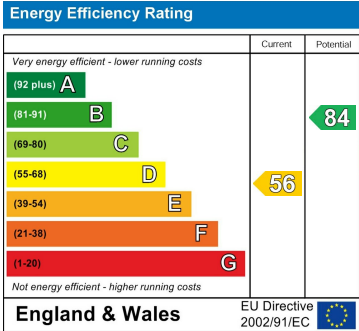
Area Map



Floor Plans



Energy Efficiency Graph



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