



35 Aberford Drive
Philadelphia
Houghton Le Spring
DH4 4ZH

Offers In Excess Of **£160,000**
Freehold

Two Bedrooms
Semi Detached House
Gas Central Heating & Double Glazing
Driveway Parking Suitable For Multiple
Vehicles
Vacant Possession
Early Viewing Recommended





Safe and Secure welcome to the market this Two Bedroom Semi Detached House in the sought after area of Aberford Drive, Philadelphia. This immaculate accommodation briefly comprises: Entrance door to lobby, downstairs w.c, spacious lounge, fitted kitchen diner with integrated appliances, stairs to first floor landing providing access to two bedrooms and a family bathroom. Externally there is a block paved double driveway to the front and private lawned rear garden with patio area. Additional benefits include: Gas central heating, double glazing and a desirable location.

ENTRANCE HALL

4' 4" x 4' 2" (1.34m x 1.29m) Double glazed door and radiator.

DOWNSTAIRS W/C

5' 1" x 4' 3" (1.57m x 1.32m) Double glazed window, low level toilet and wash basin with radiator.

LOUNGE

14' 4" x 9' 8" (4.38m x 2.95m) Laminate flooring, radiator, double glazed window , TV point

KITCHEN/DINER

14' 4" x 10' 8" (4.37m x 3.26m) Fitted with a range of wall and base units with coordinating work surfaces over, integrated electric oven and gas hob with extractor hood over, fridge freezer, 1 1/2 bowl sink and drainer unit , tiled floor, double glazed French doors leading to the garden.

BEDROOM ONE

14' 4" x 10' 8" (4.37m x 3.26m) Double glazed window, carpets, radiator and fitted wardrobes.

BEDROOM TWO

11' 6" x 6' 5" (3.52m x 1.98m) Double glazed window, carpets and radiator.

BATHROOM

White 3 piece suite comprising of low level w/c, wash basin, panelled bath with shower over, tiled walls and floor, extractor fan, radiator, double glazed window.

EXTERNALLY

Driveway to the front of the property suitable for multiple vehicles.

Lawned garden to rear with fenced boundaries and paved patio seating area.



**Local Authority
Council Tax Band
EPC Rating**

B
B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.