



**Bridge House Estate, Ferryhill, DL17 8EY**  
**2 Bed - Bungalow - Semi Detached**  
**Reduced £149,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Robinsons are delighted to offer to the market this unique opportunity to acquire this lovely, and LARGE two bedroom semi detached bungalow, the property is also ideally located for access to the A1 and A19, Close to local schooling, amenities and other transport links making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment. This lovely home has an endless amount of benefits and some of its key features are, two good sized bedrooms, separate dining room, well presented shower room, off road parking, beautiful views to the rear and easy to maintain garden. Giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance hallway, lounge, separate dining room, spacious kitchen, conservatory, two DOUBLE bedrooms and shower room. Externally to the front elevation there is a off road parking for at least two vehicles, while to the rear there is a pleasant garden and patio which enjoys a beautiful outlook.

EPC Rating D  
Council Tax Band B

### Hallway

Wood effect flooring, radiator.

### Lounge

14'8 x 8'3 (4.47m x 2.51m)

Wood effect flooring, radiator, loft access.

### Dining Room

8'9 x 8'6 (2.67m x 2.59m)

Wood effect flooring, radiator, access to the conservatory.

### Conservatory

9'2 x 8'2 max points (2.79m x 2.49m max points)

UPVC windows, radiator, french doors leading to the rear.

### Kitchen

12'3 x 8'6 (3.73m x 2.59m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stylish worktops, stainless steel sink with mixer tap and drainer, uPVC window, radiator, space for fridge freezer, tiled splashbacks, access to the rear.

### Bedroom One

12'8 x 8'3 + robes (3.86m x 2.51m + robes )

UPVC window, radiator, fitted wardrobes ample space for king size bed.

### Bedroom Two/Sitting Room

12'5 x 11'9 (3.78m x 3.58m)

UPVC bay window, radiator, gas fire and surround.

### Shower Room

Double shower cubicle, wash hand basin, w/c, uPVC window, tiled splashbacks, radiator, extractor fan.

### Externally

To the front elevation, there is a good sized driveway which leads to the rear, good sized enclosed garden which enjoys a beautiful outlook.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 71Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

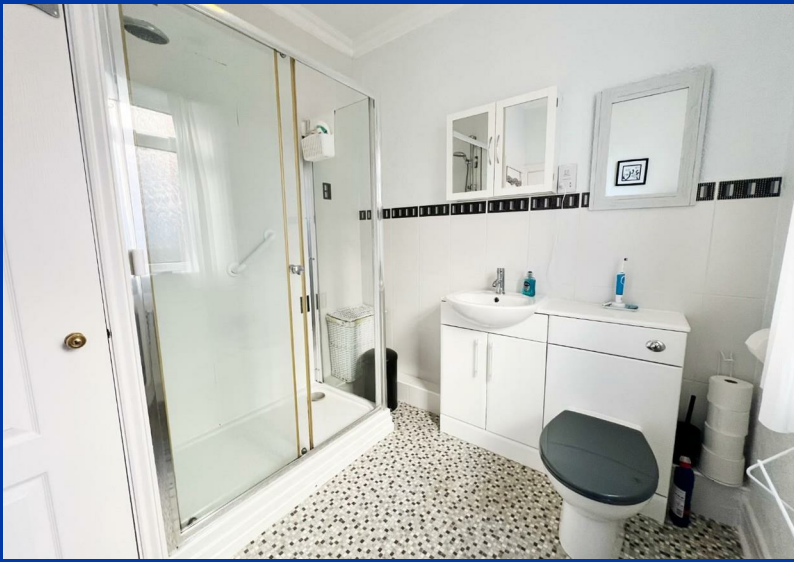
Council Tax: Durham County Council, Band B - Approx.

£1,901.35 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

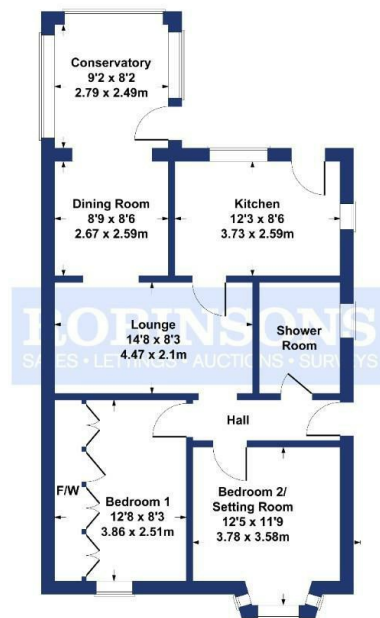
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Bridge House Estate

Approximate Gross Internal Area  
754 sq ft - 70 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		65	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk