



Wood Lane, Ferryhill, DL17 8QG
2 Bed - House - Semi-Detached
£139,950

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Robinsons are delighted to offer to the market this truly stunning, well presented and extended two bedroom semi-detached home, which is located on a popular street of Wood Lane approximately half a mile from Ferryhill Town Centre where there are a range of shopping and leisure facilities. Ideal for a first-time buyer or anyone looking for the perfect home. The property has an endless amount of benefits and some of key features are a stunning kitchen, beautiful bathrooms, quality floor covering, ground floor shower room / W/C, well presented garden, ample parking, the property also benefits of gas central heating via combination boiler and UPVC double glazing.

In brief the property comprises of; entrance porch, hallway, spacious lounge, separate dining room, beautiful kitchen and ground floor shower room / W/C, to the first floor is two double bedrooms and the stunning high end bathroom. Externally to the front elevation there is a easy to maintain garden, double length driveway leading to a garage and enclosed rear garden, which would be fantastic for entertaining in the summer months. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating TBC
Council Tax Band B

Porch/Hallway

Radiator, storage cupboard, uPVC windows.

Shower Room

Walk in shower cubicle, wash hand basin, W/C, uPVC window, tiled splashbacks, uPVC window, spotlights.

Lounge

21'9 x 10'1 max points (6.63m x 3.07m max points)

UPVC bay window, radiator, gas fire and surround.

Dining Room

11'8 x 7'8 (3.56m x 2.34m)

UPVC window, radiator.

Kitchen

20'1 x 8'4 max points (6.12m x 2.54m max points)

Stunning wall and base units, integrated oven, microwave, dishwasher, gas hob, washing machine, fridge freezer, solid oak worktops with inset belfast sink and matching splashback, breakfast bar, tiled flooring, tiled splashbacks, feature radiator, uPVC window, french doors leading to rear, karndene flooring.

Landing

UPVC window, loft access.

Bedroom One

12'9 x 9'7 (3.89m x 2.92m)

UPVC window, radiator, fitted wardrobes, storage cupboard.

Bedroom Two

11'7 x 7'9 (3.53m x 2.36m)

UPVC window, radiator, airing cupboard.

Bathroom

8'6 x 7'6 (2.59m x 2.29m)

Stunning free standing bath, wash hand basin, W/C, uPVC window, storage cupboard, hand towel radiator, tiled splashbacks, karndene flooring.

Externally

To the front elevation is an easy to maintain garden and double length driveway which leads to a garage. While to the rear there is a lovely enclosed garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal:

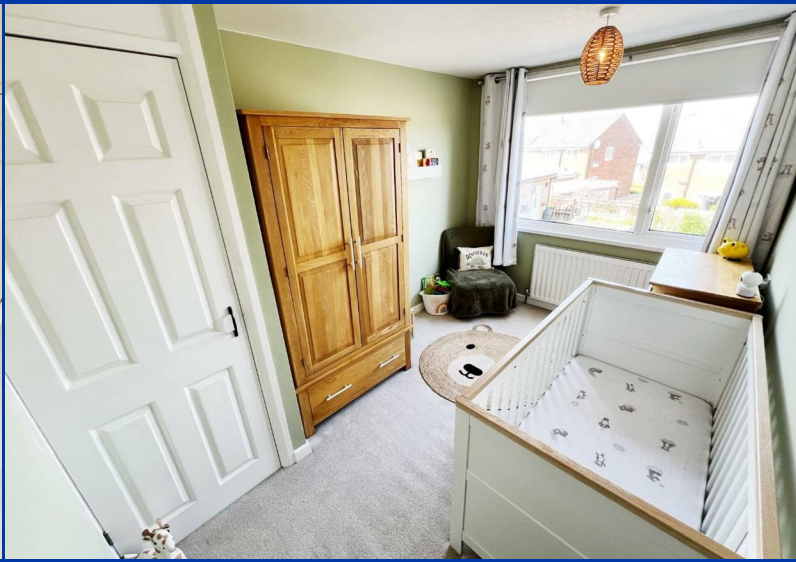
Tenure: Freehold

Council Tax: Durham County Council, Band: B approx.

£1,993.57 pa

Energy Rating: TBC

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.



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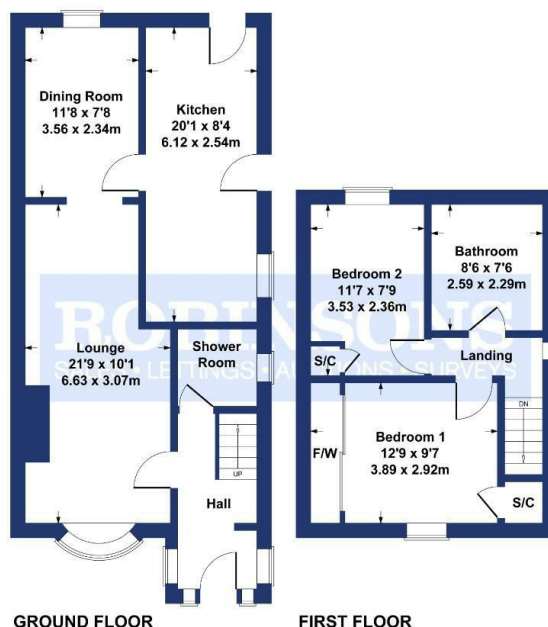
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wood Lane
Approximate Gross Internal Area
904 sq ft - 84 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 | | |
| (43-54) | F | | |
| (31-42) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (43-54) | E | | |
| (31-42) | F | | |
| (21-30) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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.

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