



Napier Court, Ferryhill, DL17 8PZ
2 Bed - Bungalow - Detached
Reduced £139,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

2 Napier Court Ferryhill Co Durham DL17 8PZ

We are acting in the sale of the above property and have received an offer of £139,950 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Robinsons are delighted to offer to the market this well presented THREE BEDROOMED DETACHED BUNGALOW. Situated in this quiet cul-de-sac on a popular residential development, the property offers ideal family sized accommodation and internal inspection is recommended to appreciate it's size. Ideally located for nearby transport links to Durham City, Darlington and Teesside, Ferryhill market place lies approximately quarter of a mile away. The property benefits from UPVC double glazing, gas central heating, off road parking for multiple vehicles, garage, well presented kitchen and bathrooms.

Briefly comprising of; ENTRANCE HALLWAY, spacious LOUNGE, fitted kitchen/diner, THREE WELL PROPORTIONED BEDROOMS, FAMILY BATHROOM. EXTERNALLY the property sits on a larger than average plot, to the front elevation is a large block paved driveway and garage, while to the rear there is a lovely garden. Giving all of the above early viewing is advised to avoid any disappointment. In more detail the accommodation comprises of;

EPC Rating D
Council Tax Band C

Hallway

Radiator, storage cupboard.

Lounge

17'9 x 15'9 max points (5.41m x 4.80m max points)
UPVC window, radiator, space for dining room table.

Kitchen

12'1 x 9'8 (3.68m x 2.95m)
Modern wall and base units, integrated oven, fridge freezer, space for range oven, plumbed for washing machine and dishwasher, stylish sink with mixer tap and drainer, uPVC windows, radiator.

Inner Hall

Loft access.

Bedroom One

11'1 x 10'2 + robes (3.38m x 3.10m + robes)
Fitted wardrobes, radiator, uPVC window.

Bedroom Two

11'8 x 8'4 (3.56m x 2.54m)
UPVC window, radiator.

Study/Bedroom three

8'9 x 6'8 (2.67m x 2.03m)
Access to conservatory, radiator.

Conservatory

9'4 x 9'5 (2.84m x 2.87m)
Access to rear garden.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, radiator, uPVC window, storage cupboard, tiled splashbacks.

Externally

To the front elevation is a good sized garden and long block paved driveway leading to the rear garage and enclosed garden and patio.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 9000Mbps
Mobile Signal: good
Tenure: Freehold
Council Tax: Durham County Council, Band: C approx. £2,278.37 pa
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

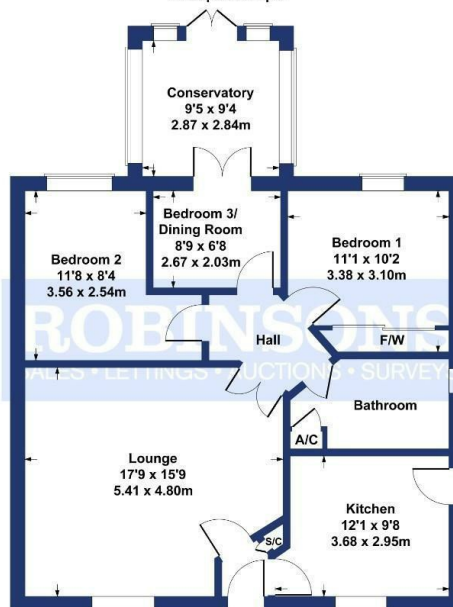
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Napier Court
Approximate Gross Internal Area
912 sq ft - 85 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			
105-120 kWh/m²/yr A			86
81-104 kWh/m²/yr B			
62-80 kWh/m²/yr C			
43-61 kWh/m²/yr D			
22-42 kWh/m²/yr E			
9-21 kWh/m²/yr F			
1-8 kWh/m²/yr 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			
105-120 g/kWh A			
81-104 g/kWh B			
62-80 g/kWh C			
43-61 g/kWh D			
22-42 g/kWh E			
9-21 g/kWh F			
1-8 g/kWh G			
Not environmentally friendly - higher CO ₂ 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