





Wood Lane, Ferryhill, DL17 8QG
3 Bed - House - Semi-Detached
Asking Price £127,500

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EXTENDED THREE BEDROOM SEMI-DETACHED HOME – CONSERVATORY – GARAGE & AMPLE PARKING – FANTASTIC POTENTIAL!

Robinsons are delighted to present this SPACIOUS AND EXTENDED THREE BEDROOM SEMI-DETACHED HOME, pleasantly situated on the popular Wood Lane in Ferryhill. Offering generous living accommodation, attractive gardens and excellent off-street parking, this property presents a fantastic opportunity for a variety of buyers.

Whilst requiring some cosmetic updating, the property offers SUPERB POTENTIAL for those looking to create a beautiful home tailored to their own tastes.

The well-proportioned accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge, separate dining room ideal for family meals and entertaining, and a fitted kitchen. A delightful CONSERVATORY provides additional living space overlooking the garden, whilst a convenient ground floor shower room/WC adds further practicality.

To the first floor are THREE BEDROOMS, offering flexible accommodation to suit a variety of needs.

Externally, the property continues to impress! To the front is an attractive, low-maintenance garden, together with a DOUBLE-LENGTH DRIVEWAY providing ample off-street parking and leading to a garage. To the rear, a well-presented, enclosed garden offers a wonderful space for relaxing, outdoor dining and summer entertaining.

Further benefits include GAS CENTRAL HEATING VIA A COMBINATION BOILER and UPVC DOUBLE GLAZING.

Ideally located approximately half a mile from Ferryhill Town Centre, the property enjoys convenient access to a range of shops, amenities and leisure facilities.

A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS FAMILY HOME WITH EXCELLENT POTENTIAL IN A POPULAR LOCATION!

EARLY VIEWING IS HIGHLY RECOMMENDED!

EPC Rating D
Council Tax Band B

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge/Dining Room
21'11 x10'3 maximum (6.68m x3.12m maximum)

Sun Room
9'2 x 7'0 (2.79m x 2.13m)

Conservatory
8'4 x 7'5 (2.54m x 2.26m)

Kitchen
12'9 x 8'5 (3.89m x 2.57m)

Bathroom

FIRST FLOOR

Landing

Bedroom1
12'11 x 9'10 (3.94m x 3.00m)

Bedroom 2
11'8 x 7'11 (3.56m x 2.41m)

Bedroom 3
8'2 x 7'9 (2.49m x 2.36m)

EXTERNAL

AGENTS NOTES
Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – N/A
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying 0ut these checks.




DECADE







OUR SERVICES

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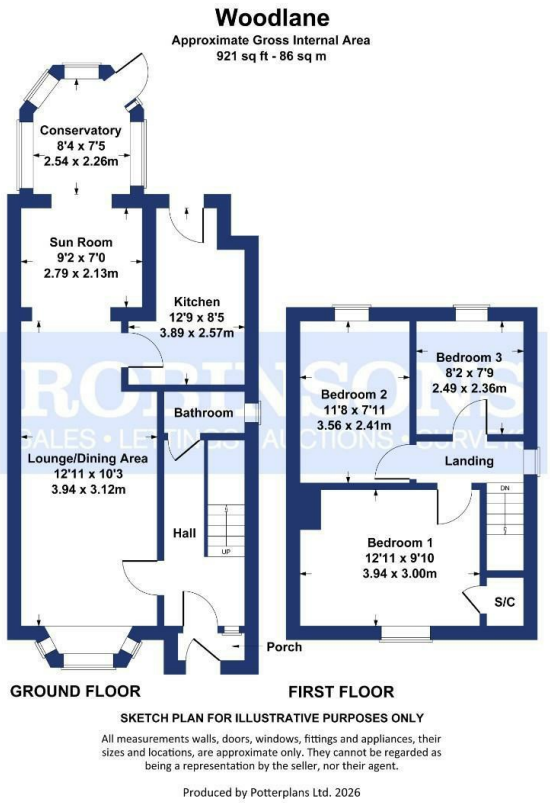
Surveys and EPCs

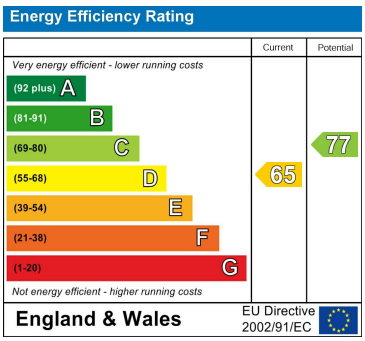
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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@robinsonscls.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

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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