

**Church Lane, Ferryhill, DL17 8LT**  
**2 Bed - House - Mid Terrace**  
**£74,950**

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Robinsons are delighted to offer to the market, with vacant possession or with a sitting tenant, this perfect first time buyer/investment two bedroom mid terrace property, Situated on the popular and sought-after location of Church Lane, Ferryhill, the property is 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 including first time buyers and investors, early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance hallway, spacious lounge, separate dining room, fitted kitchen, to the first floor is a landing area, two good sized bedrooms and bathroom. Externally to the front elevation there is an easy to maintain forecourt and to rear is a enclosed yard. Properties in this area really come to the market so early viewing is again advised to avoid any disappointment.

EPC Rating D  
Council Tax Band A

Sitting tenant is currently paying £475PCM

#### Hallway

Radiator, wood effect flooring, stairs to first floor.

#### Lounge

11'3 x 10'9 + bay (3.43m x 3.28m + bay)  
UPVC bay window, radiator.

#### Dining Room

12'7 x 10'8 max points (3.84m x 3.25m max points)  
Radiator, french doors leading to rear, storage cupboard.

#### Kitchen

12'8 x 6'3 (3.86m x 1.91m)  
Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge freezer, plumbed for washing machine, uPVC window, radiator, tiled flooring.

#### Landing

Loft access.

#### Bedroom One

13'0 x 11'2 (3.96m x 3.40m)  
UPVC window, radiator, wood effect flooring, fitted wardrobes.

#### Bedroom Two

12'7 x 8'6 (3.84m x 2.59m)  
UPVC window, radiator, wood effect flooring, airing cupboard.

#### Bathroom

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

#### Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is a good sized enclosed yard.

#### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 10000Mbps\*  
Mobile Signal/Coverage: Good EE/O2/Three/Vodafone  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,703.96 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.



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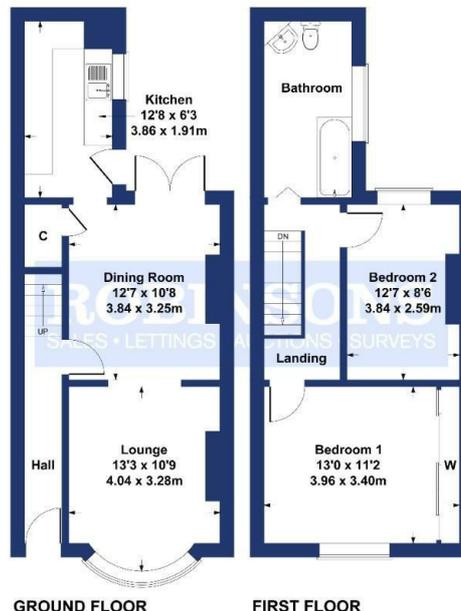
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## Church Lane, Ferryhill, DL17 8LT

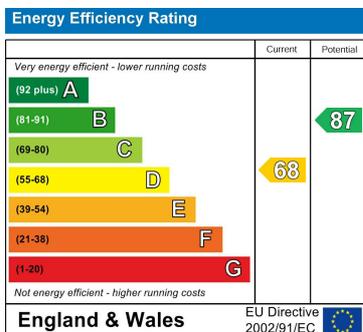
Approximate Gross Internal Area  
853 sq ft - 79 sq m



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



England & Wales

### 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@robinsonsspenny Moor.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@robinsonswyny ard.co.uk

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk  
www.robinsonsestateagents.co.uk