

Barnard Road, Ferryhill, DL17 8QJ  
3 Bed - House - Semi-Detached  
Offers Over £79,950

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Offered to the market with vacant possession, this BEAUTIFUL MAINTAINED THREE BEDROOMED SEMI DETACHED HOUSE provides modern, comfortable living in a popular and well-connected residential area. Thoughtfully updated throughout, the property is perfectly suited to families, first-time buyers, or investors seeking a ready-to-go purchase with nothing required except moving in.

The ground floor features a bright and generously sized LIVING and DINING SPACE, creating an inviting area for both everyday relaxation and entertaining. The KITCHEN is neatly presented and practical in layout, complemented by a USEFUL STORAGE ROOM that adds valuable functionality to the home.

Upstairs, the property offers THREE BEDROOMS, each benefiting from good natural light, along with a tidy FAMILY BATHROOM/WC finished in a contemporary style. All rooms are in excellent decorative condition, providing a clean and welcoming feel throughout.

Positioned within easy walking distance of local shops, services, and public transport links, the home enjoys excellent accessibility for commuters and families alike. This is an excellent opportunity to secure a modern, move-in-ready home in a desirable location, ideal for a range of buyers looking for quality and convenience.

#### Hallway

Quality flooring, radiator, UPVC window, Storage cupboard, stairs to 1st floor

#### Lounge/diner

19'11 x 10'10 (6.07m x 3.30m)

Dual aspect UPVC windows, radiators, quality flooring

#### Kitchen

11'6 x 7'6 (3.51m x 2.29m)

Range of base units, integrated oven, Hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap & drainer, space for fridge/freezer, UPVC windows, A/C

#### Rear lobby

8'8 x 6'0 (2.64m x 1.83m)

Access to the front & rear

#### Landing

UPVC windows, quality flooring

#### Bedroom 1

10'8 x 10'2 (3.25m x 3.10m)

Quality flooring, UPVC windows, radiator

#### Bedroom 2

9'6 x 9'3 (2.90m x 2.82m)

Quality flooring, UPVC windows, radiator

#### Bedroom 3/home office

7'2 x 5'1 (2.18m x 1.55m)

Built in desk base, quality flooring, radiator, UPVC windows

#### Bathroom

Bath with tiled surround, wash hand basin, w/c, chrome towel radiator, UPVC window

#### Externally

To the front elevation is a good sized garden, while to the rear there is another enclosed garden.

#### Agent notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

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 – no

Probate –NA

Rights & Easements – None known

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 – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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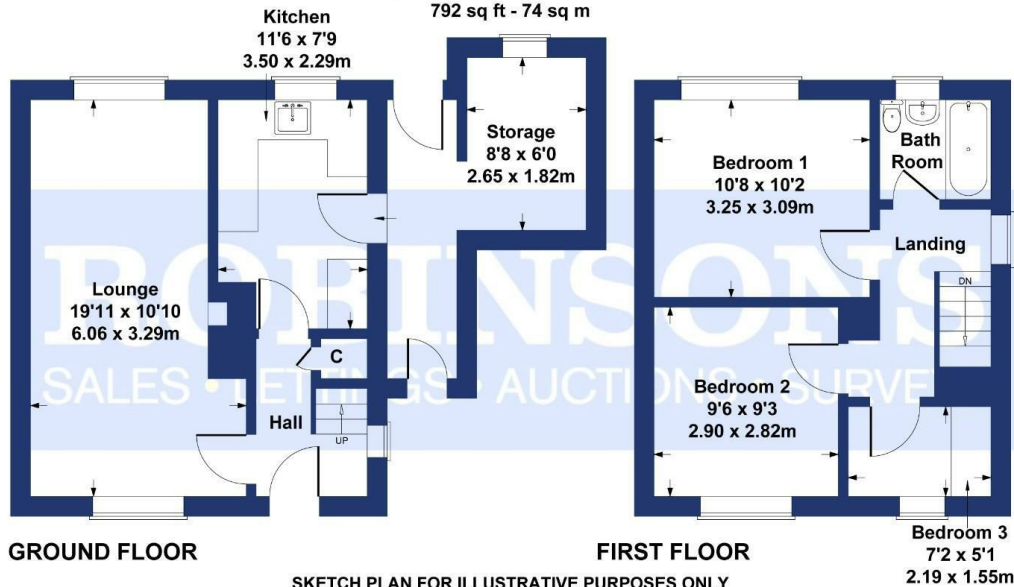
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## Barnard Road Ferryhill, DL17 8QJ

Approximate Gross Internal Area  
792 sq ft - 74 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. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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