

Church Lane, Ferryhill, DL17 8LP
3 Bed - House - Semi-Detached
£179,950

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Church Lane
Ferryhill, DL17 8LP

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Robinsons are delighted to bring to the market this rarely available and charming three-bedroom semi-detached family home, situated on the highly sought-after Church Lane, Ferryhill. Offering spacious and well-maintained accommodation throughout, this traditional home is perfectly positioned close to local schools, amenities, transport links, and provides excellent access to both the A1(M) and A19, making it ideal for families and commuters alike.

Properties of this style and location seldom become available, and this superb home boasts a wealth of desirable features, including generous living accommodation, ample storage, a beautifully presented kitchen and bathroom, three well-proportioned bedrooms, extensive gardens, and off-street parking for multiple vehicles.

The accommodation briefly comprises an inviting entrance hallway, a spacious lounge featuring a bay window and gas fire, a separate dining room with an attractive electric fire and surround, and a well-appointed fitted kitchen with integrated appliances. To the first floor, the landing provides access to three good-sized bedrooms, with both the principal bedroom & the second bedroom benefitting from fitted wardrobes, together with a modern family bathroom.

Externally, the property enjoys a well-maintained front garden and a long driveway providing ample parking.































Hallway
UPVC window, radiator

Lounge
15'9 x 12'5 max points (4.80m x 3.78m max points)
UPVC bay window, gas fire & surround, radiator

Dining Room
14'8 x 12'5 (4.47m x 3.78m)
UPVC bay window, radiator, electric fire & surround

Kitchen
14'1 x 6'4 (4.29m x 1.93m)
Well presented wall & base units, intergraded double oven, hob, extractor fan, dishwasher, under counter fridge freezer, plumbed for washing machine, stainless steel sink with mixer tap & drainer, tiled splash backs, radiator, access to rear

Landing
Loft access, wood effect flooring, UPVC window

Bedroom one
12'5 x 12'5 max points (3.78m x 3.78m max points)
Fitted wardrobes, radiator, UPVC window

Bedroom two
13'1 x 11'1 (3.99m x 3.38m)
Fitted wardrobe, radiator, UPVC window with lovely outlook

Bedroom 3
8'1 x 6'5 (2.46m x 1.96m)
Wood effect flooring, radiator, UPVC window with lovely look out.

Bathroom
6'3 x 6'1 (1.91m x 1.85m)
White panelled bath with shower over, wash hand basin, w/c, radiator, UPVC window, tiled splash backs

Externally
To the front elevation is a good sized garden & long driveway which leads to a rear garage & large enclosed garden & patio

Garage
17'9 x 10'0 (5.41m x 3.05m)

Agent notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic Ultra-fast 9000Mbps*
Mobile Signal: Good EE/O2/Three/Vodafone
Tenure: Freehold
Council Tax: Durham County Council, Band B
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.

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



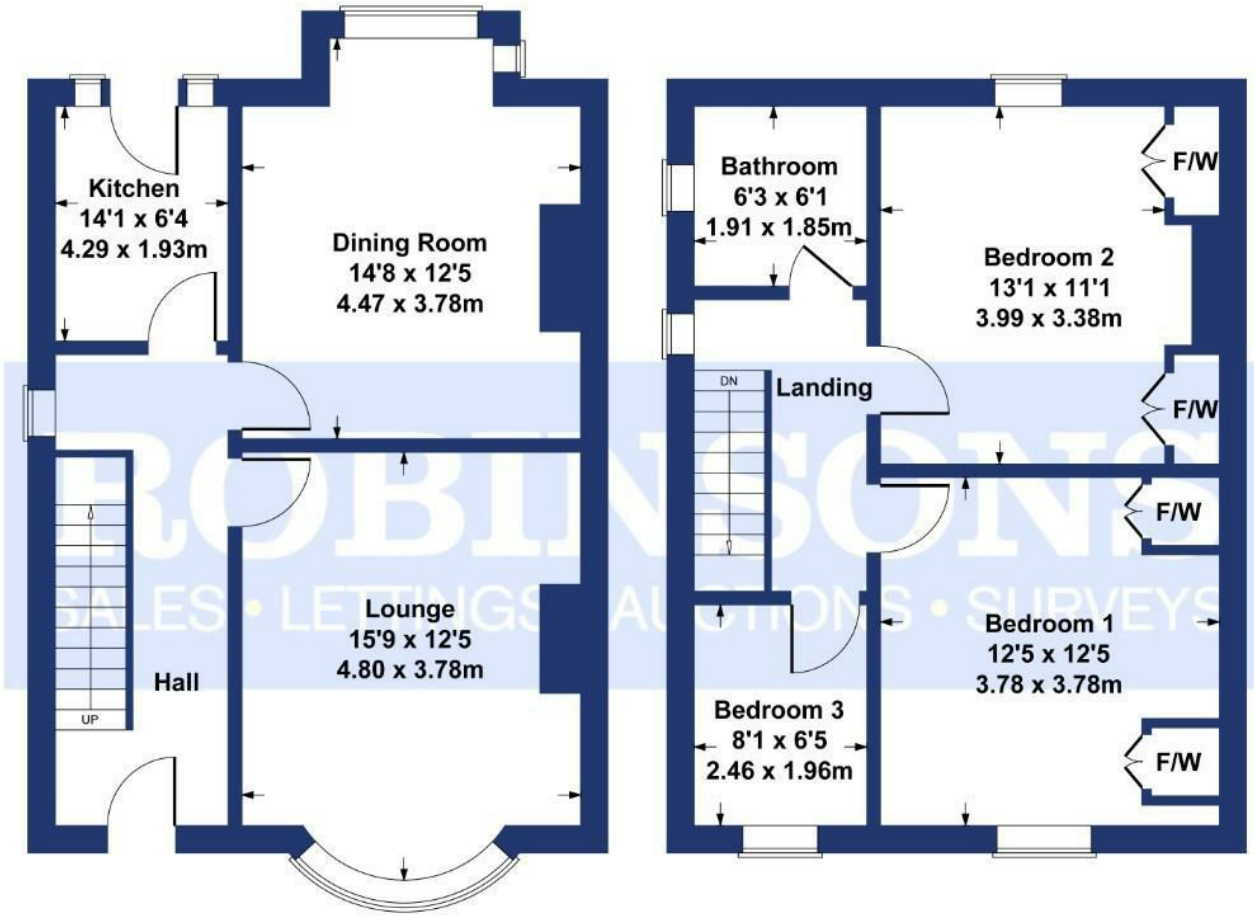






Church Lane

Approximate Gross Internal Area
1039 sq ft - 97 sq m

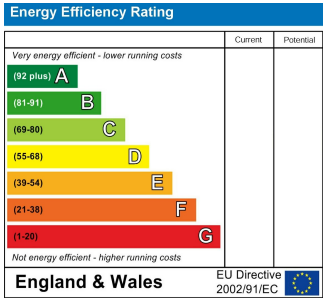


GROUND FLOOR **FIRST FLOOR**

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



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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