Lanark Terrace, Ferryhill, DL17 8JA
2 Bed - House - Mid Terrace
Offers Over £59,995

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Robinsons are delighted to present this two-bedroom mid-terraced home, ideally located just a quarter of a mile from Ferryhill Market Place, where a range of local amenities, schools, and transport links can be found. The property benefits from well presented kitchen, large bathroom, uPVC double glazing and gas central heating, and viewing is highly recommended to fully appreciate the accommodation on offer.

The layout briefly comprises: entrance vestibule, a spacious open-plan lounge/dining room, and a fitted kitchen. To the first floor are two well-proportioned bedrooms and a generous family bathroom.
Externally, the property offers a rear yard with useful brick-built stores.

EPC Rating:
Council Tax Band: A

Entrance Vestibule
Access to lounge

Lounge
16'6 x 9'5 + bay (5.03m x 2.87m + bay)
Upvc bay window, radiator

Dining Room
13'3 x 9'6 (4.04m x 2.90m)
Storage cupboard x 2m upvc

Kitchen
10'3 x 6'8 (3.12m x 2.03m)
Wall & base units, intergrated oven, hob, extractor fan, tiled splashbacks, stainless steel sink with mixer tap & drainer, space for fridge freezer, upvc window, access to rear

Landing
Loft access

Bedroom One
14'2 x 10'5 + robes (4.32m x 3.18m + robes)
Upvc window, radiator and fitted wardrobes

Bedroom Two
10'6 x 9'2 max points (3.20m x 2.79m max points)
Upvc window and radiator

Bathroom
10'3 x 7'0
White panelled bath with shower over, wash hand basin, w/c, radiator, upvc window and extractor fan

Externally
Externally, the property offers a rear yard with useful brick-built stores.

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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Strategic Marketing Plan

Dedicated Property Manager

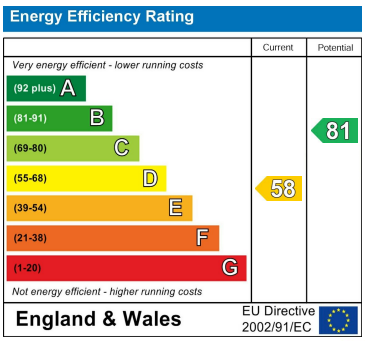
Lanark Terrace

Approximate Gross Internal Area
826 sq ft - 77 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



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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.

RICS

ARLA Association of Residential Letting Agents

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