



Ferens Park, The Sands, DH1 1NU  
3 Bed - House - Terraced  
O.I.R.O £299,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Ferens Park

## The Sands, DH1 1NU

No Chain \*\* Well Presented & Maintained \*\* Driveway & Garage \*\* Pleasant Position \*\* Very Popular Location \*\* Access to River Walks & City Centre \*\* Two Bathrooms \*\* Ideal For Variety of Buyers \*\*

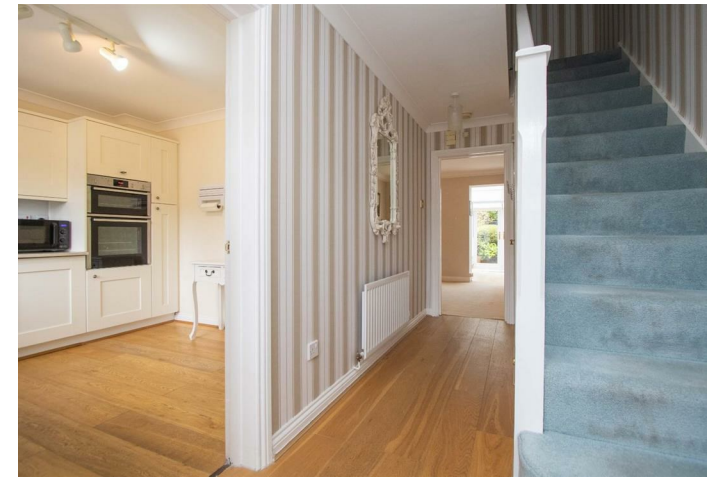
The property includes an entrance hallway, a modern kitchen with a selection of integrated appliances, cloak/WC, and a spacious lounge opening into a bright conservatory with French doors to the rear garden. Upstairs are three bedrooms, all with fitted wardrobes, including a main bedroom with en-suite, plus an additional shower room/WC. Outside, the low-maintenance rear garden features paving, raised beds, and mature planting, while the front offers driveway parking. An additional drive and garage with electric door provide further parking and storage.

The Sands is one of Durham's most desirable addresses, offering families a rare combination of safety, beauty, and convenience. Nestled beside the River Wear and just a short stroll from the historic city centre, this sought-after neighbourhood provides a peaceful retreat without sacrificing access to vibrant city life.

Families are especially drawn to The Sands for its outstanding educational opportunities, including the renowned Durham Johnston Comprehensive School and a selection of excellent primary schools. The area is enriched with everyday essentials and leisure amenities—riverside walks, green parks, children's play areas, welcoming cafés, libraries, and modern leisure facilities all within easy reach.

Commuters benefit from superb connectivity, with Durham railway station and the A1(M) nearby, ensuring quick and convenient links to regional and national destinations.

Blending community spirit, rich heritage, and top-tier education in a scenic riverside setting, The Sands is more than just a location—it's a lifestyle.











## GROUND FLOOR

### Hallway

### Kitchen

10'4 x 9'9 (3.15m x 2.97m)

### Cloak/WC

3'1 x 3'1 (0.94m x 0.94m)

### Lounge

16'5 x 14'11 (5.00m x 4.55m)

### Conservatory

16'5 x 9'3 (5.00m x 2.82m)

## FIRST FLOOR

### Bedroom

12'9 x 9'9 (3.89m x 2.97m)

### En-Suite

7'3 x 5'8 (2.21m x 1.73m)

### Bedroom

9'9 x 9'5 (2.97m x 2.87m)

### Bedroom

9'5 x 6'8 (2.87m x 2.03m)

### Shower Room/WC

6'11 x 5'10 (2.11m x 1.78m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,551 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.

**Approximate Gross Internal Area**  
**1023 sq ft - 95 sq m**



## 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. 2025

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | <p>66</p>                          | <p>79</p> |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |           |

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.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

