

**Farnley Hey Road, Durham City, DH1 4EA**
**4 Bed - House - Semi-Detached**
**O.I.R.O £525,000**

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# Farnley Hey Road
# Durham City, DH1 4EA

No Chain ** Impressive Period Home ** Rarely Available ** Four Bedrooms ** Three Reception Rooms ** Cellar ** Extensive Plot ** Garage & Driveway ** Highly Sought-After Location ** Excellent Potential **

Lyndhurst is an impressive four-bedroom family home occupying a generous plot within a highly sought-after location. While requiring modernisation and upgrading, the property offers fabulous potential to create an exceptional family home, combining substantial proportions with high ceilings and attractive period features.

Upon entering, a welcoming hallway immediately showcases the character of the property, with large original stained-glass windows allowing an abundance of natural light to flood the space.

The ground floor offers three generously proportioned reception rooms, providing excellent flexibility for family living, dining and entertaining. There is also a kitchen and separate WC, with stairs providing access to the good-sized cellar, which offers useful additional space and further potential.

To the first floor are four well-proportioned bedrooms, together with a family bathroom and separate WC.

Externally, Farnley Hey occupies an extensive plot with a private, tiered rear garden offering excellent outdoor space and considerable potential. To the front is a paved garden and driveway providing off-street parking.

A detached single garage provides additional parking and storage, with useful internal alcoves allowing storage space even when a vehicle is parked. Two further external storage cupboards are located to the side of the garage, one benefiting from electricity, as does the garage itself.

With its impressive room sizes, period character, generous plot and desirable setting, this is a rare opportunity to create a superb long-term family home.










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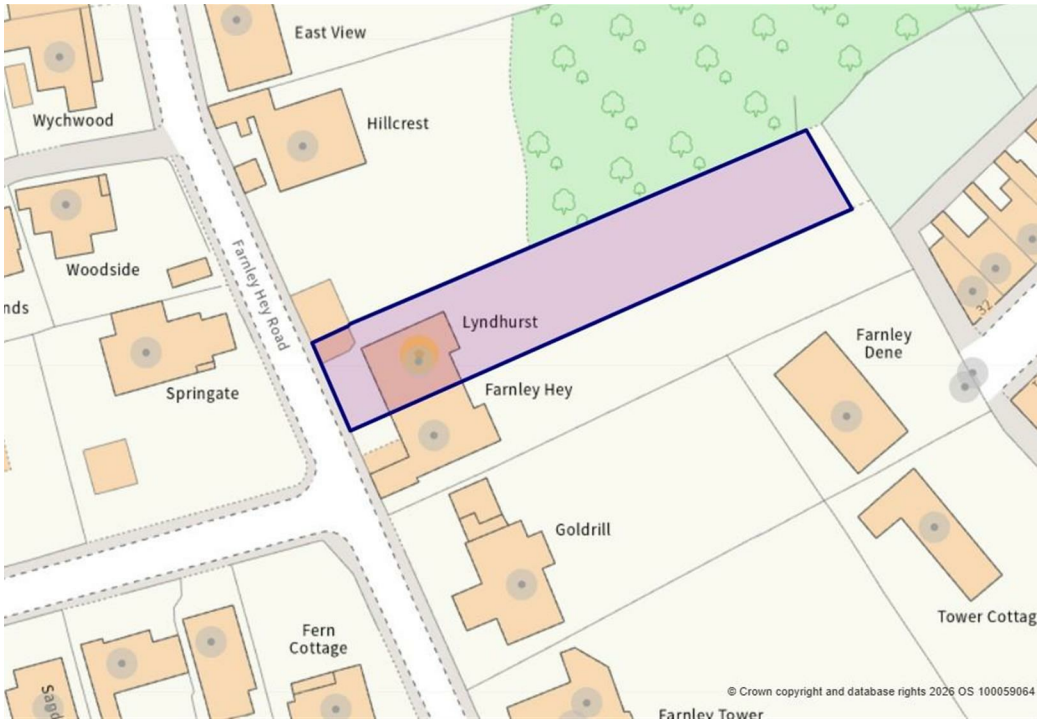

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**Agents Notes**

Council Tax: Durham County Council, Band G - Approx. £4252 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
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

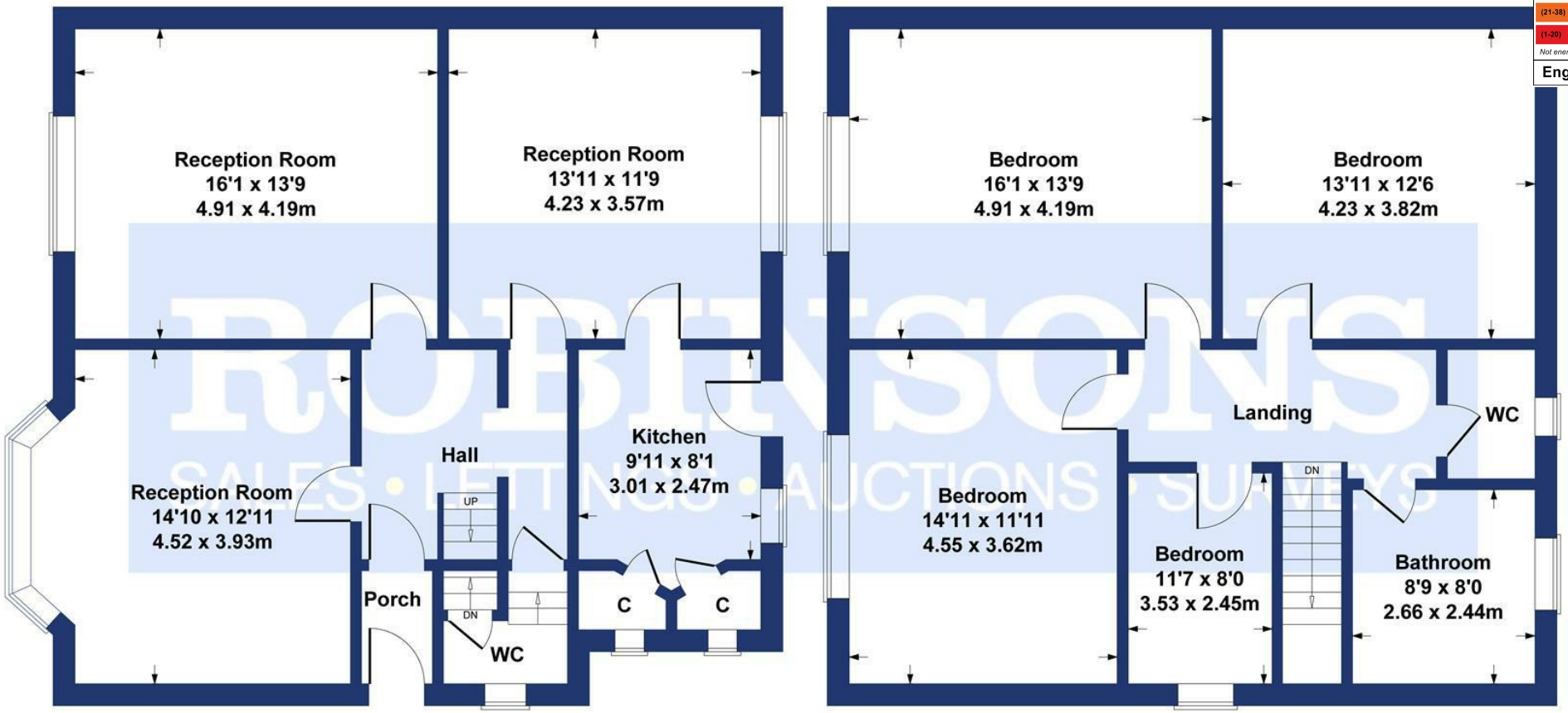
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – Granted
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. Check with seller.
Accessibility/Adaptations – None known
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Lyndhurst, Farnley Hey Road

**Approximate Gross Internal Area**
**1765 sq ft - 164 sq m**

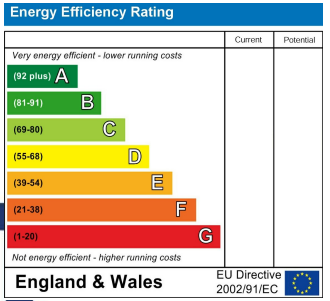



**GROUND FLOOR** **FIRST FLOOR**

**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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