

**Church Lane, Ferryhill, DL17 8LP**  
**2 Bed - House - End Terrace**  
**Offers Over £85,000**

**ROBINSONS**  
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Robinsons are delighted to offer for sale, with no onward chain, this truly one-of-a-kind, larger-than-average two-bedroom end-terraced family home, ideally situated on Church Lane, a highly sought-after residential area. This attractive property is conveniently located within walking distance of Ferryhill Town Centre, which offers a wide range of shopping and leisure facilities, as well as regular bus services to surrounding areas. The home boasts an impressive range of features, including a spacious lounge, separate dining room, well-presented kitchen, a stunning shower room and owned solar panels which generate a income for the property. There are also two generous bedrooms and low-maintenance front and rear courtyards, making it perfect for modern family living. Early viewing is highly recommended to avoid disappointment.

In brief, the property comprises: entrance hallway, spacious lounge, separate dining room, modern kitchen, and a useful utility room. To the first floor, there is a good-sized landing, two spacious bedrooms, and a stylish shower room. Externally, the property benefits from an easy-to-maintain enclosed rear yard.

EPC Rating: D  
Council Tax Band: A

#### Hallway

Wood effect flooring, stairs to first floor.

#### Lounge

13'4 x 11'8 max points (4.06m x 3.56m max points )

Upvc window, radiator, electric fire and surround.

#### Dining Room

13'2 x 11'8 max points (4.01m x 3.56m max points )

Wood effect flooring, radiator.

#### Kitchen

17'9 x 11'9 (5.41m x 3.58m )

Well presented wall and base units, integrated dishwasher, space for range oven, extractor fan, stainless steel sink with mixer tap and drainer, breakfast bar, spot lights, tiled flooring, radiators, storage cupboard, space for fridge / freezer.

#### Utility room

7'4 x 3'5 (2.24m x 1.04m )

Plumbed for washing machine, Radiator

#### Landing

Upvc window, radiator, storage cupboard.

#### Bedroom One

17'0 x 11'8 max points (5.18m x 3.56m max points )

Upvc window, radiator

#### Bedroom Two

11'9 x 10'7 (3.58m x 3.23m )

Upvc window, radiator

#### Bathroom

8'1 x 7'7 (2.46m x 2.31m )

Shower cubicle, wash hand basin, W/C, radiator, tiled splash backs, Upvc window, radiator, airing cupboard.

#### Externally

To the front elevation, is a easy to maintain forecourt, while to the rear there is a enclosed yard.

#### Agents 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>

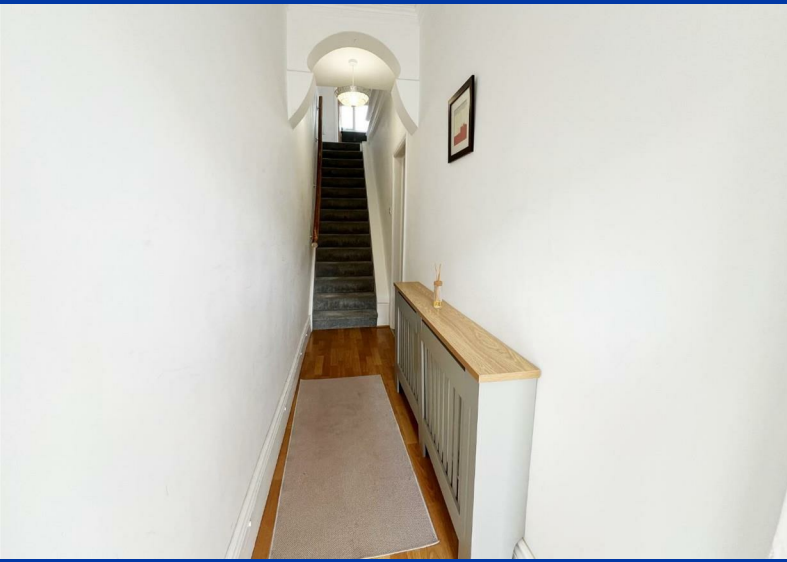
Protected Trees – None known

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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