





Brancepeth Road, Ferryhill, DL17 8QR
3 Bed - House - End Terrace
£85,000

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ATTENTION FIRST-TIME BUYERS!

Robinsons are pleased to offer to the market this BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACED HOME, situated on a popular residential development within Ferryhill. Conveniently located within walking distance of local primary schools, Ferryhill Leisure Centre, and the Market Place, where a range of shops, amenities, and transport links can be found, this property is ideally suited to first-time buyers, growing families, and a variety of other purchasers.

This stylish home has been well maintained by the current occupier and benefits from a well presented kitchen and bathroom, quality floor coverings, and tasteful décor throughout, allowing any buyer to move straight in and enjoy.

The accommodation briefly comprises an inviting ENTRANCE HALLWAY featuring attractive wood-effect flooring and a useful storage cupboard, a SPACIOUS LOUNGE with staircase leading to the first floor, a delightful CONSERVATORY overlooking the rear garden, and a WELL APPOINTED KITCHEN fitted with a range of modern wall and base units. To the first floor, the landing provides access to THREE WELL PROPORTIONED BEDROOMS and a contemporary FAMILY BATHROOM. Externally, the property boasts a FRONT GARDEN and a generous ENCLOSED REAR GARDEN which is well maintained and benefits from a useful brick built storage shed, providing excellent outdoor space for relaxing, entertaining, or family life.

Properties of this standard rarely remain on the market for long, therefore early viewing is highly recommended to avoid disappointment.

EPC Rating: D
Council Tax Band: A

Hallway
With quality flooring and x2 storage cupboards.

Lounge
17'7x11'3 (max) (5.36mx3.43m (max))
With quality flooring, stairs leading to first floor, central heating radiator and access to conservatory.

Conservatory
9'8x9'3 (2.95mx2.82m)
With tiled flooring, central heating radiator and doors leading to rear.

Kitchen/Dining Room
11'6x11'3 (3.51mx3.43m)
Fitted with a modern range of wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, integrated double oven, hob, extractor fan, plumbing for washing machine, space for dining room table, central heating radiator and upvc window.

First Floor

Landing
With storage cupboard and access to loft space.

Bedroom 1
12'6x9'9 (3.81mx2.97m)
With fitted wardrobes, central heating radiator and upvc window.

Bedroom 2
With central heating radiator and upvc window.

Bedroom 3
9'4x6'9 (2.84mx2.06m)
With central heating radiator and upvc window.

Bathroom
Three piece suite comprising panelled bath with shower over, wash hand basin, wc, spot lights to ceiling, central heating radiator and upvc window.

Externally
To the front of the property is a good sized easy to maintain garden which over looks a pleasant green. To the rear is a good sized enclosed garden.

Agents Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold
Property Construction – Non 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
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.











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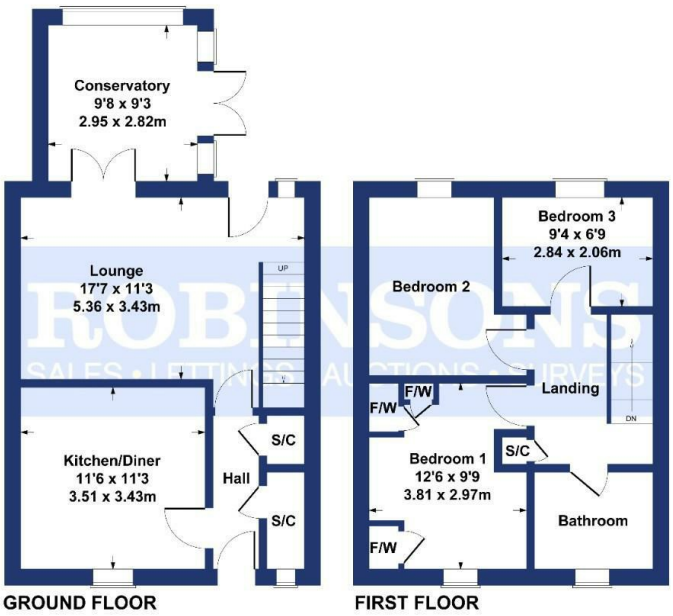
Brancepeth Road

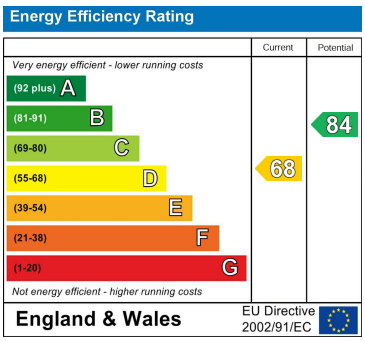
Approximate Gross Internal Area
908 sq ft - 84 sq m



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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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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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