





Westcott Terrace, Ferryhill, DL17 8NS
3 Bed - House - Semi-Detached
Reduced £137,000

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£1000 towards legal fees if completion takes place before 18th December 2026

Robinsons are delighted to bring to the market this exceptional three-bedroom semi-detached home, which is undoubtedly one of the most attractive properties currently available. Situated in a popular residential area, the property enjoys a convenient location within easy walking distance of local amenities. Finished to an impressively high standard throughout, this stunning home truly must be viewed internally to be fully appreciated.

This beautiful family residence offers an abundance of high-quality features, including gas central heating, uPVC double glazing, a stunning modern kitchen, and luxuriously appointed bathrooms. The property boasts three generously sized double bedrooms, all offering ample storage, along with quality fixtures and fittings throughout. Externally, there is a pleasant, low-maintenance garden and the added benefit of off-road parking.

The accommodation briefly comprises: an inviting entrance hallway, a spacious lounge, a beautifully presented kitchen, and a convenient ground floor WC. To the first floor, there is a landing leading to two double bedrooms, both with fitted wardrobes, and a stylish family bathroom. The second floor offers an impressive master suite with a dressing area and a contemporary shower room.
To the front of the property is an easy-to-maintain forecourt garden, while the rear features a pebbled garden designed for low maintenance, with direct access to the driveway.

With so much to offer, early viewing is highly recommended to avoid disappointment.

EPC Rating - C
Council Tax Band - B

Hallway
quality flooring, feature radiator, large storage cupboard which has plumbing for washing machine.

W/C
W/C, wash hand basin, radiator, quality flooring, Upvc window.

Lounge
18'6 x 13'4 max point (5.64m x 4.06m max point)
Electric fire, space for dining room table, radiator, quality flooring, Upvc windows, French doors leading to the rear garden.

Kitchen
12'2 x 6'1 (3.71m x 1.85m)
Morden white wall and base units, integrated oven, hob, extractor fan, dishwasher, fridge/freezer included tiled splash backs, radiator, quality flooring, Upvc window, spot lights, stainless steel sink with mixer tap and drainer.

First floor landing
Feature radiator, quality flooring, stairs to second floor.

Bedroom Two
12'4x 11'1 +robes (3.76mx 3.38m +robes)
Fitted wardrobes, radiator, quality flooring, Upvc windows.

Bedroom Three
11'1 x 10'2 + robes (3.38m x 3.10m + robes)
Fitted wardrobes, radiator, quality flooring, Upvc window.

Bathroom
Stunning free standing bath, wash hand basin, W/C, Upvc window, chrome towel radiator.

Second floor landing
Access to bedroom and shower room.

Bedroom One
16'4 x 13'4 (4.98m x 4.06m)
Upvc window, radiator, quality flooring.

Dressing Room
9'7 x 6'3 (2.92m x 1.91m)
Quality flooring, loft access, storage cupboard.

Shower room
7'5 x 6'3 (2.26m x 1.91m)
Shower Cubicle, wash hand basin, w/c, tiled flooring and splash backs, Velux window, radiator.

Externally
To the front elevation is a easy to maintain forecourt /garden, while to the rear there is another garden which is pebbled for easy maintenance, the rear garden also gives access to a driveway

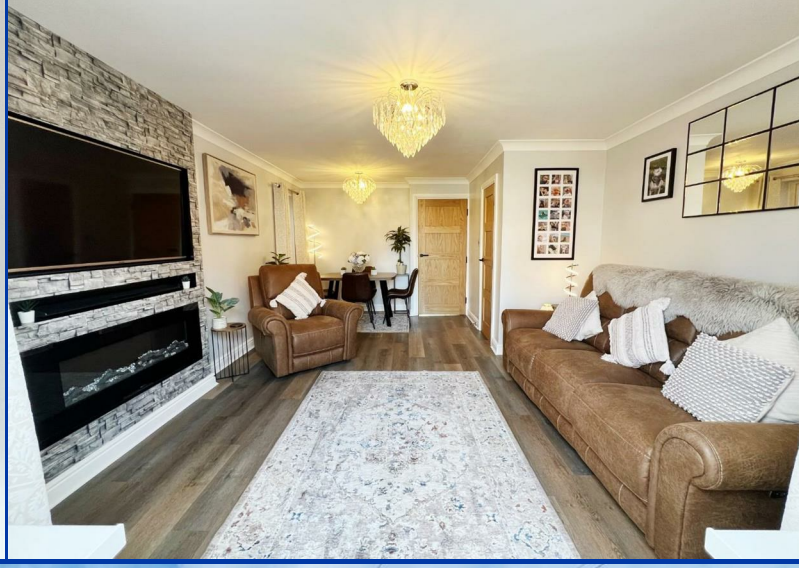
Agents Notes
Council Tax: Durham County Council, Band B
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central 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.

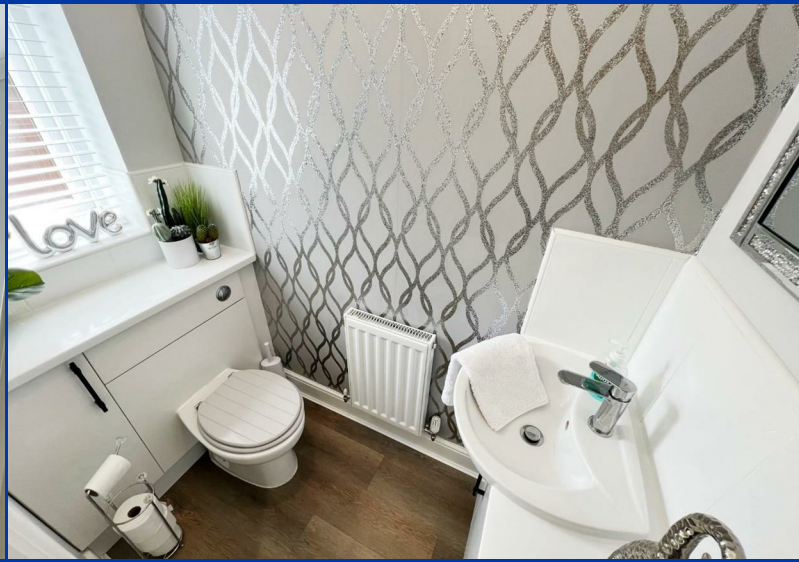
Move with Us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this
customer due diligence, as is increasingly standard industry practice.










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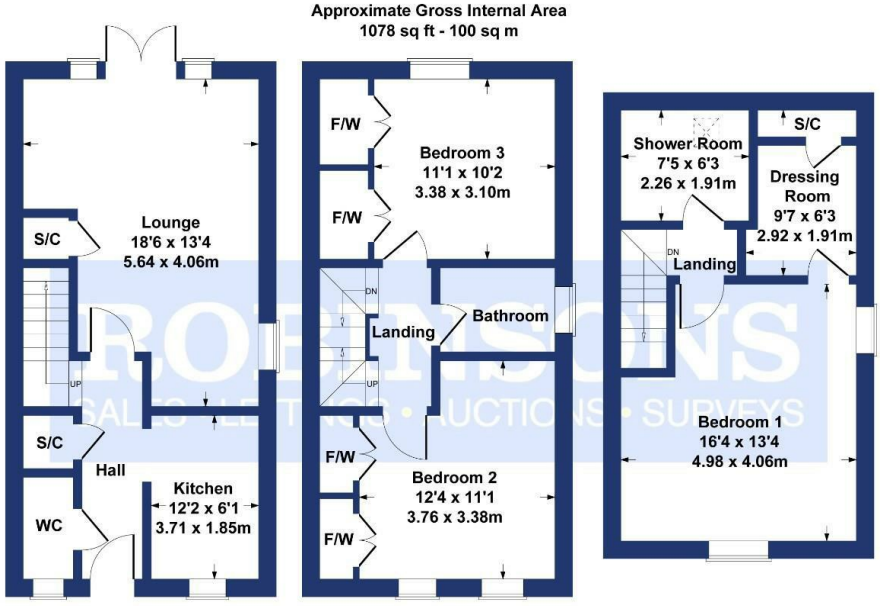
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Westcott Terrace

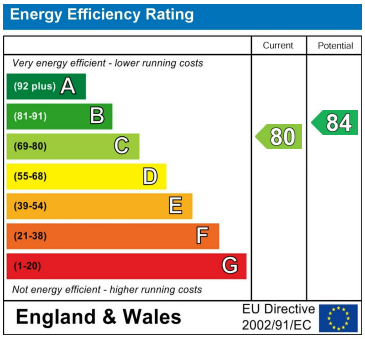
Approximate Gross Internal Area
1078 sq ft - 100 sq m



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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