

**Brancepeth Road, Ferryhill, DL17 8DU**  
**2 Bed - House - Semi-Detached**  
**Reduced £86,950**

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Robinsons are delighted to offer to the market with no onward chain, this well presented two bedroom semi-detached property. We feel this lovely home would be perfect for a first time buyer or property investor. Early viewings are advised to avoid any disappointment. The property lies within the sought after area of Brancepeth Road, being within a short walk of Ferryhill marketplace, local shops, schools and amenities and been well placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region.

In brief the property comprises of; entrance hallway, large lounge/dining room, well presented kitchen, which give access to a useful shower room. To the first floor, there is two bedrooms, which are good sized double bedrooms and family bathroom. Externally to the front elevation there is a good size garden. While to the rear, there is another easy to maintain garden. Given all of the above Robinsons highly recommend internal inspection to avoid any disappointment.

EPC Rating C  
Council Tax Band A

### Hallway

Wood effect flooring, radiator, stairs to first floor, uPVC window.

### Lounge

19'6 x 10'7 max points (5.94m x 3.23m max points)

Dual aspect, uPVC window, radiator, wood effect flooring.

### Kitchen

11'2 x 7'4 (3.40m x 2.24m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, uPVC window, radiator, tiled splashbacks, plumbed for washing machine.

### Inner Hall

Access to shower room, storage cupboard, access to rear.

### Shower Room

7'7 x 5'4 (2.31m x 1.63m)

Shower, wash hand basin, W/C, chrome towel radiator, uPVC window, extractor fan.

### Landing

UPVC window, loft access.

### Bedroom One

17'0 x 9'3 (5.18m x 2.82m )

UPVC windows, radiator, airing cupboard.

### Bedroom Two

10'6 x 10'0 (3.20m x 3.05m )

UPVC windows, radiator, airing cupboard.

### Bathroom

White panelled bath with shower over, wash hand basin, W/C, uPVC window.

### Externally

To the front elevation is an easy to maintain garden. While to the rear there is an easy to maintain garden.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 48Mbps \*

Mobile Signal : Good

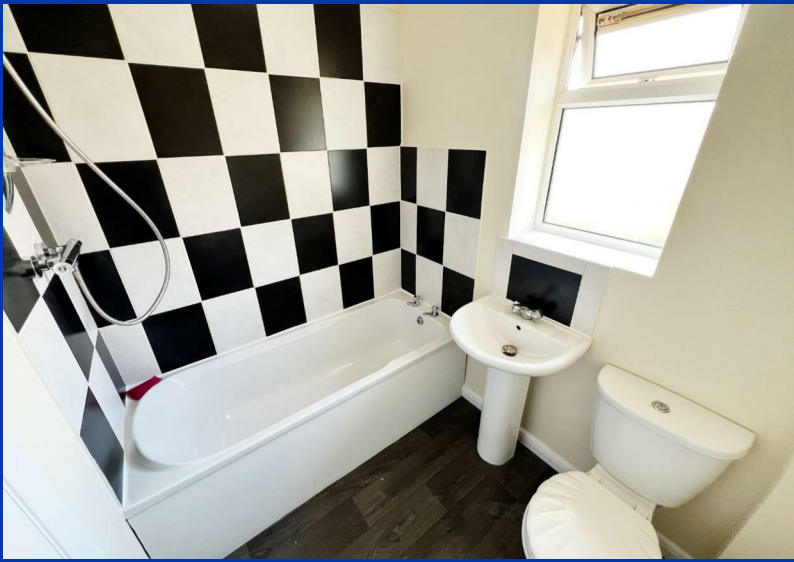
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,708.78

Energy Rating: C

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.







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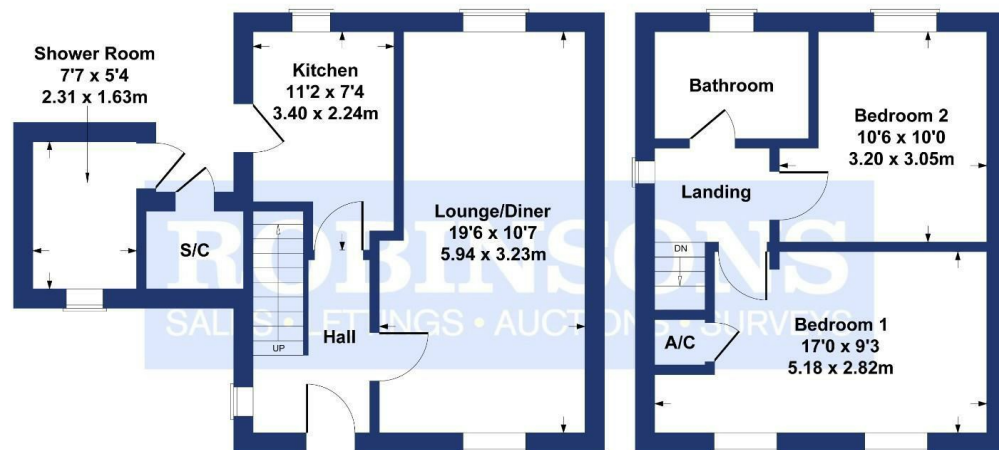
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Brancepeth Road

Approximate Gross Internal Area  
771 sq ft - 72 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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