





Linden Road, Ferryhill, DL17 8BD
3 Bed - Bungalow - Dormer Detached
Starting Bid £150,000

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

Robinsons are delighted to offer to the market this rarely available and beautifully presented three-bedroom detached dormer bungalow, offered with the added advantage of no onward chain. Occupying a pleasant position within a highly sought-after and quiet residential area, this attractive home provides spacious and versatile accommodation ideal for a wide range of buyers, including growing families and those seeking ground floor living.

The property enjoys an excellent location for commuters, with easy access to Darlington, Durham City and Teesside, while the A1(M) is only minutes away. Ferryhill town centre, local shops, schools and everyday amenities are also conveniently close by.

Benefiting from gas central heating and UPVC double glazing throughout, the accommodation briefly comprises an entrance hallway, a spacious lounge, a fitted kitchen, a useful utility room, a double bedroom, shower room, bathroom and rear lobby to the ground floor. To the first floor, a generous landing leads to two further double bedrooms, both benefiting from fitted wardrobes.

Externally, the property boasts a well-maintained enclosed garden to the front, together with a lengthy driveway providing ample off-road parking and access to the garage. To the rear is a good sized enclosed garden with patio area, ideal for outdoor entertaining and family enjoyment.

Properties of this type and in such a desirable location rarely come to the market, therefore early viewing is highly recommended to avoid disappointment.

EPC Rating: D
Council Tax Band: C

Hallway
Front entrance door opening into the hallway, providing access to the bathroom, lounge, and staircase to the first floor.

Lounge
19'11 x 11'11 (6.07m x 3.63m)
Bright and spacious living room with dual-aspect windows to the front and rear, creating a light and airy feel.

Kitchen
8'6 x 10'4 (2.59m x 3.15m)
Fitted kitchen with a range of units and ample space to accommodate kitchen appliances.

Utility room
5'9 x 5'9 (1.75m x 1.75m)
Window to the side aspect, fitted with a range of wall and base units, and plumbing in place for a washing machine.

Bedroom One
9'9 x 14'5 (2.97m x 4.39m)
Generous double bedroom with a window to the side.

Bathroom
4'5 x 5'8 (1.35m x 1.73m)
Family bathroom comprising a panelled bath, low-level WC, wash hand basin, and a frosted side-aspect window.

Shower Room
5'6 x 5'3 (1.68m x 1.60m)
Shower room comprising a walk-in shower, low-level WC, and wash hand basin.

Rear Lobby
Access to Rear.

Landing
Landing providing access to two bedrooms and benefiting from a large window overlooking the front elevation.

Bedroom Two
12'11 x 11'1 (3.94m x 3.38m)
Spacious double bedroom featuring a large fitted wardrobe and a window overlooking the front elevation.

Bedroom Three
10'0 x 12'1 (3.05m x 3.68m)
Spacious double bedroom featuring a large fitted wardrobe and a window overlooking the side elevation.

Externally
Attractive gardens to both the front and rear complement the property, while a detached garage and extensive driveway provide excellent off-street parking for several vehicles.

Agents Notes
Council Tax: Durham County Council, Band C
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
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 – NA
Probate – n/a
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – NA
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

Auction Notes
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The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.











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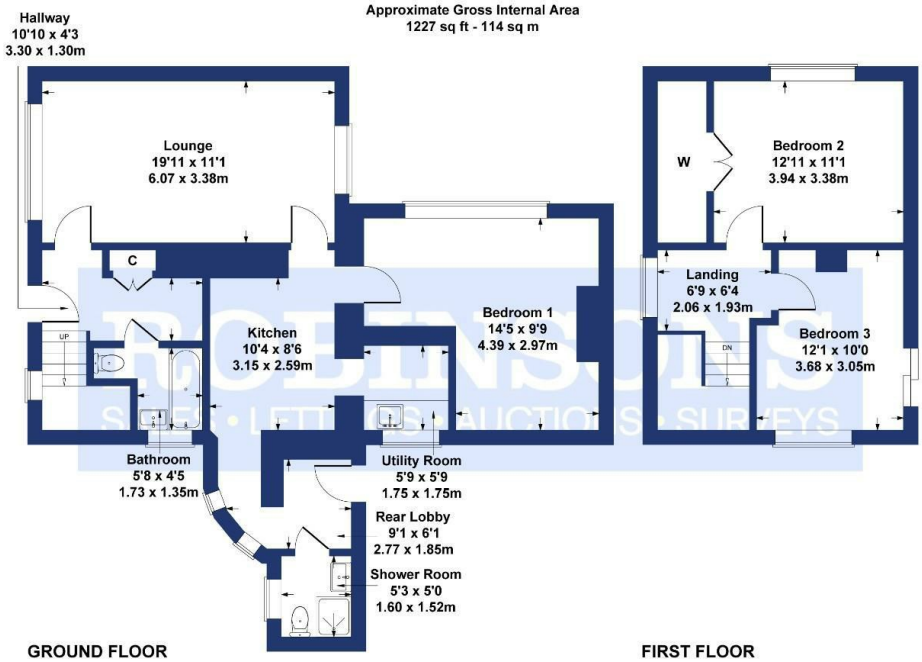
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Strategic Marketing Plan

Dedicated Property Manager

Linden Road

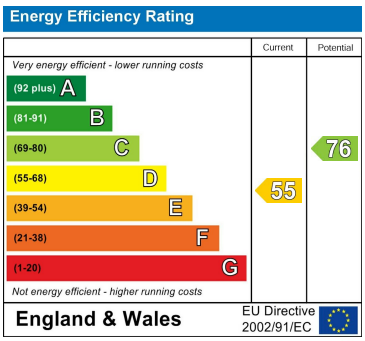
Approximate Gross Internal Area
1227 sq ft - 114 sq m



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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