



Dean Road, Ferryhill, DL17 8EP  
3 Bed - House - Semi-Detached  
£115,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Located on Dean Road in the charming town of Ferryhill, this well-presented three-bedroom semi-detached family home offers a delightful blend of comfort and convenience. The property boasts a spacious lounge, perfect for family gatherings or entertaining guests. The well-appointed kitchen and bathroom have been thoughtfully designed, ensuring both functionality and style.

One of the standout features of this home is the conservatory extension, which provides a lovely space to relax and enjoy the garden views throughout the year. The easy-to-maintain gardens complement the property beautifully, while the large double driveway offers ample off-road parking, making it ideal for families with multiple vehicles.

The location is particularly advantageous, with excellent transport links that include regular bus services and easy access to the A1(M), ensuring that commuting to nearby towns and cities is a breeze. For everyday conveniences, local shops, supermarkets, and leisure facilities are all within easy reach. Families will appreciate the proximity to highly regarded primary and secondary schools, making this home an excellent choice for those with children.

In summary, this semi-detached house on Dean Road is a wonderful opportunity for anyone seeking a well-maintained family home in a vibrant community. With its appealing features and convenient location, it is sure to attract interest from prospective buyers and renters alike.

EPC Rating TBC  
Council Tax Band A

### Hall

Radiator, wood effect flooring, stairs to first floor.

### Lounge

13'3 x 12'6 + bay (4.04m x 3.81m + bay )

Radiator, wood effect flooring, Upvc bay window, storage cupboard.

### Kitchen / Diner

15'7 x 8'9 (4.75m x 2.67m)

Wall and base units, integrated oven, hob, extractor fan, stainless steel with mixer tap, space for under counter fridge and freezer, radiator, space for dining room table, wood effect flooring, tiled splash backs, airing cupboard, French doors leading to conservatory.

### Conservatory

9'3 x 9'8 (2.82m x 2.95m)

Upvc windows, tiled flooring and access to rear.

### Landing

Upvc window, stairs to first floor.

### Bedroom One

15'7 x 13'6 max points (4.75m x 4.11m max points )

uPVC bay window, radiator and fitted wardrobes.

### Bedroom Two

11'0 x 8'6 (3.35m x 2.59m )

Wood Effect flooring, radiator and Upvc window.

### Bathroom

7'4 x 6'6 (2.24m x 1.98m )

Large white panelled bath with shower over, wash hand basin, chrome towel radiator, extractor fan, W/C, Upvc window, spot lights.

### Bedroom Three / Loft room

Velux window, Radiator, wood effect flooring.

### Externally

To the front elevation is a double driveway and forecourt, while to the rear there is a easy to maintain garden and decked which the rear also benefits from a greenhouse and useful shed.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1708.78 p.a

Energy Rating: TBC

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dean Road  
Approximate Gross Internal Area  
1051 sq ft - 97 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. 2025

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (48-54)                                     | E |                         |           |
| (35-47)                                     | F |                         |           |
| (1-34)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (48-54)                                                         | E |                         |           |
| (35-47)                                                         | F |                         |           |
| (1-34)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk