

**Napier Court, Ferryhill, DL17 8PZ**  
**3 Bed - Bungalow - Detached**  
**Starting Bid £150,000**

**ROBINSONS**  
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\*\*\*For sale by Modern Method of Auction: Starting Bid Price  
£150,000 Plus Reservation Fee \*\*\*

Robinsons are delighted to offer to the market this well presented THREE BEDROOMED DETACHED BUNGALOW. Situated in this quiet cul-de-sac on a popular residential development, the property offers ideal family sized accommodation and internal inspection is recommended to appreciate it's size. Ideally located for nearby transport links to Durham City, Darlington and Teesside, Ferryhill market place lies approximately quarter of a mile away. The property benefits from UPVC double glazing, gas central heating, off road parking for multiple vehicles, garage, well presented kitchen and bathrooms.

Briefly comprising of; ENTRANCE HALLWAY, spacious LOUNGE, fitted kitchen/diner, THREE WELL PROPORTIONED BEDROOMS, FAMILY BATHROOM. EXTERNALLY the property sits on a larger than average plot, to the front elevation is a large block paved driveway and garage, while to the rear there is a lovely garden. Giving all of the above early viewing is advised to avoid any disappointment. In more detail the accommodation comprises of;

EPC Rating D  
Council Tax Band C

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

#### Hallway

Radiator, storage cupboard.

#### Lounge

17'9 x x 15'9 max points (5.41m x x 4.80m max points)  
UPVC window, radiator, space for dining room table.

#### Kitchen

12'1 x 9'8 (3.68m x 2.95m)  
Modern wall and base units, integrated oven, fridge freezer, space for range oven, plumbed for washing machine and dishwasher, stylish sink with mixer tap and drainer, uPVC windows, radiator.

#### Inner Hall

Loft access.

#### Bedroom One

11'1 x 10'2 + robes (3.38m x 3.10m + robes )  
Fitted wardrobes, radiator, uPVC window.

#### Bedroom Two

11'8 x 8'4 (3.56m x 2.54m )  
UPVC window, radiator.

#### Bedroom Three/Dining Room

8'9 x 6'8 (2.67m x 2.03m )  
Access to conservatory, radiator.

#### Conservatory

9'4 x 9'5 (2.84m x 2.87m )  
Access to rear garden.

#### Bathroom

Panelled bath with shower over, wash hand basin, W/C, radiator, uPVC window, storage cupboard, tiled splashbacks.

#### Externally

To the front elevation is a good sized garden and long block paved driveway leading to the rear garage and enclosed garden and patio.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal: good

Tenure: Freehold

Council Tax: Durham County Council, Band: C approx. £2,278.37  
pa

Energy Rating: D

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.

#### Auction Terms and Conditions

Auction Terms and Conditions

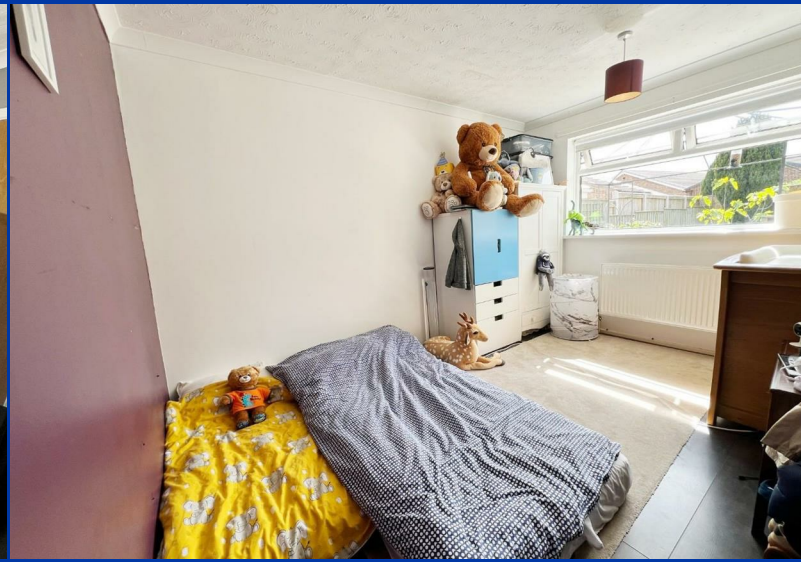
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

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

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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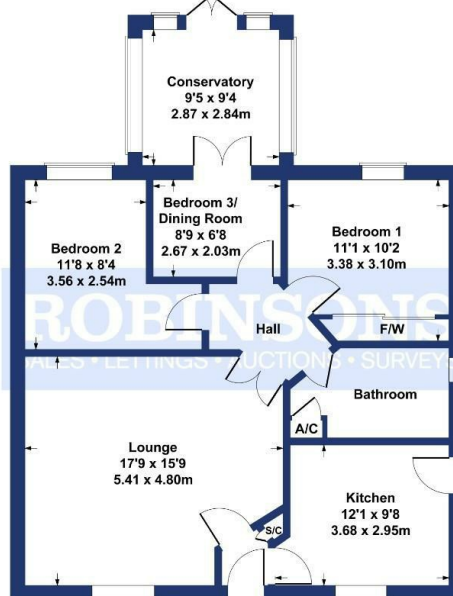
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Napier Court

Approximate Gross Internal Area  
912 sq ft - 85 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		
105-91	B		
89-85	C		
75-84	D		
69-84	E		
55-68	F		
45-54	G		
Not energy efficient - higher running costs			
		70	86
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		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
41-31	F		
11-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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 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.



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