



Wood Lane, Ferryhill, DL17 8QG
3 Bed - House - Semi-Detached
Asking Price £127,500

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EXTENDED THREE BEDROOM SEMI-DETACHED HOME – CONSERVATORY – GARAGE & AMPLE PARKING – FANTASTIC POTENTIAL!

Robinsons are delighted to present this **SPACIOUS AND EXTENDED THREE BEDROOM SEMI-DETACHED HOME**, pleasantly situated on the popular Wood Lane in Ferryhill. Offering generous living accommodation, attractive gardens and excellent off-street parking, this property presents a fantastic opportunity for a variety of buyers.

Whilst requiring some cosmetic updating, the property offers **SUPERB POTENTIAL** for those looking to create a beautiful home tailored to their own tastes.

The well-proportioned accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge, separate dining room ideal for family meals and entertaining, and a fitted kitchen. A delightful **CONSERVATORY** provides additional living space overlooking the garden, whilst a convenient ground floor shower room/WC adds further practicality.

To the first floor are **THREE BEDROOMS**, offering flexible accommodation to suit a variety of needs.

Externally, the property continues to impress! To the front is an attractive, low-maintenance garden, together with a **DOUBLE-LENGTH DRIVEWAY** providing ample off-street parking and leading to a garage. To the rear, a well-presented, enclosed garden offers a wonderful space for relaxing, outdoor dining and summer entertaining.

Further benefits include **GAS CENTRAL HEATING VIA A COMBINATION BOILER** and **UPVC DOUBLE GLAZING**.

Ideally located approximately half a mile from Ferryhill Town Centre, the property enjoys convenient access to a range of shops, amenities and leisure facilities.

A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS FAMILY HOME WITH EXCELLENT POTENTIAL IN A POPULAR LOCATION!

EARLY VIEWING IS HIGHLY RECOMMENDED!

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge/Dining Room

21'11 x 10'3 maximum (6.68m x 3.12m maximum)

Sun Room

9'2 x 7'0 (2.79m x 2.13m)

Conservatory

8'4 x 7'5 (2.54m x 2.26m)

Kitchen

12'9 x 8'5 (3.89m x 2.57m)

Bathroom

FIRST FLOOR

Landing

Bedroom1

12'11 x 9'10 (3.94m x 3.00m)

Bedroom 2

11'8 x 7'11 (3.56m x 2.41m)

Bedroom 3

8'2 x 7'9 (2.49m x 2.36m)

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band B - Approx. £2039 p.a

Tenure: Freehold

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 – any alterations or conversions etc.

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 £60 (inc. VAT) per individual purchaser applies for carrying Out these checks.



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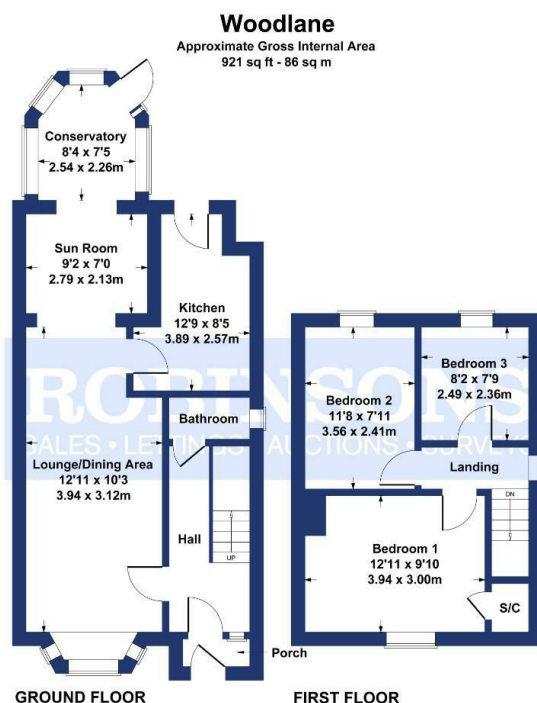
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Strategic Marketing Plan

Dedicated Property Manager



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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