



Darlington Road, Ferryhill, DL17 8EX
3 Bed - House - Semi-Detached
£135,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this spacious three-bedroom semi-detached family home, available with no onward chain. Ideally situated within easy reach of Ferryhill's local shops, schools, and amenities, the property is also perfectly positioned for commuters travelling to Durham City, Darlington, and Teesside.

This attractive home offers an abundance of living space and boasts a range of desirable features, including three well-proportioned bedrooms, a spacious open-plan lounge/dining room, an excellent family room extension, a large rear garden, off-road parking, and a garage. With so much to offer, early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises an entrance hallway, spacious lounge/dining room, fitted kitchen, and a versatile family room. To the first floor, a generous landing provides access to three good-sized bedrooms, two of which benefit from fitted wardrobes, along with a spacious family bathroom.

Externally, the property enjoys a low-maintenance forecourt to the front, while a long driveway provides ample off-road parking and leads to the detached garage. To the rear, there is a large enclosed garden and patio area, providing the perfect space for family enjoyment and outdoor entertaining.

Council Tax Band C
EPC Rating D

Entrance Hallway

With storage cupboard, central heating radiator and stairs leading to the first floor.

Lounge/Dining Room

24'2x11'6 (7.37mx3.51m)

With central heating radiator, bay window and space for dining room table.

Kitchen

15'2x6'3 (4.62mx1.91m)

Fitted with a range of wall and base units, sink unit with mixer tap and drainer, tiled splash backs, integrated oven, hob, extractor fan, washing machine, dishwasher and upvc window.

Family Room

15'6x10'8 (4.72mx3.25m)

With central heating radiator and french doors leading to the rear.

First Floor

Landing

With upvc window.

Bedroom 2

10'9x10'2 (3.28mx3.10m)

With fitted wardrobes, central heating radiator and upvc window.

Bedroom 1

12'8x10' (3.86mx3.05m)

With fitted wardrobes, central heating radiator and upvc window.

Bedroom 3

8'6x7'8 (2.59mx2.34m)

With central heating radiator and upvc window.

Bathroom

8'3x7'9 (2.51mx2.36m)

With corner bath, shower cubicle, wash hand basin, wc, chrome towel rail, tiled splash backs, spot lights to ceiling and upvc window.

Externally

To the front of the property is an easy to maintain forecourt and driveway which leads to the garage and a large rear garden with patio area.

Agents Notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

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 – Yes

Probate – NA

Rights & Easements – None known

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>

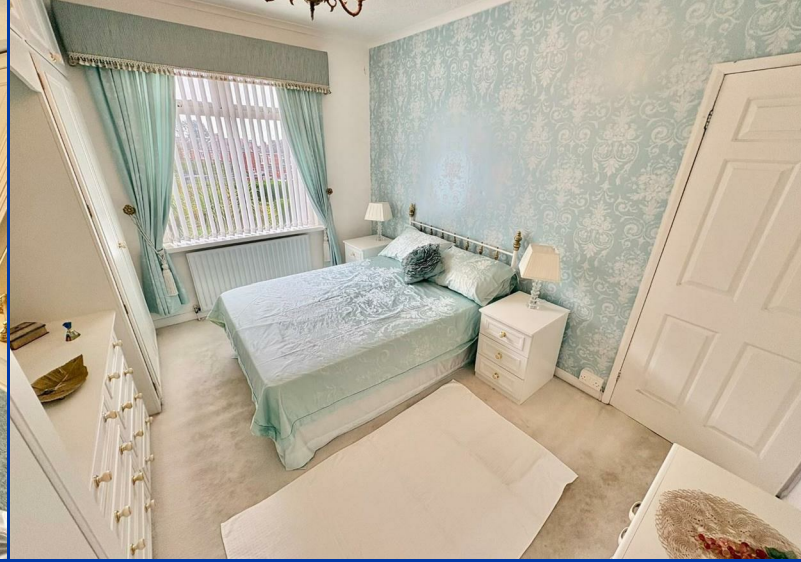
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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.



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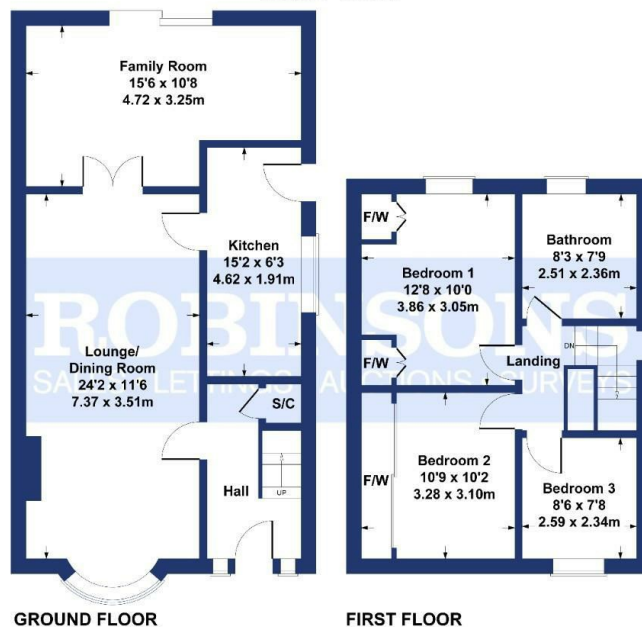
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Darlington Road
Approximate Gross Internal Area
1094 sq ft - 102 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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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