



Barnard Road, Ferryhill, DL17 8QJ
3 Bed - House - Semi-Detached
Offers Over £79,950

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Offered to the market with vacant possession, this beautifully maintained three-bedroom semi-detached home provides modern, comfortable living in a popular and well-connected residential area. Thoughtfully updated throughout, the property is perfectly suited to families, first-time buyers, or investors seeking a ready-to-go purchase with nothing required except moving in.

The ground floor features a bright and generously sized living and dining space, creating an inviting area for both everyday relaxation and entertaining. The kitchen is neatly presented and practical in layout, complemented by a useful storage room that adds valuable functionality to the home.

Upstairs, the property offers three well-proportioned bedrooms, each benefiting from good natural light, along with a tidy family bathroom finished in a contemporary style. All rooms are in excellent decorative condition, providing a clean and welcoming feel throughout.

Positioned within easy walking distance of local shops, services, and public transport links, the home enjoys excellent accessibility for commuters and families alike. This is an excellent opportunity to secure a modern, move-in-ready home in a desirable location, ideal for a range of buyers looking for quality and convenience.

Hallway

Quality flooring, radiator, UPVC window, Storage cupboard, stairs to 1st floor

Lounge/diner

19'11 x 10'10 (6.07m x 3.30m)

Dual aspect UPVC windows, radiators, quality flooring

Kitchen

11'6 x 7'6 (3.51m x 2.29m)

Range of base units, integrated oven, Hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap & drainer, space for fridge/freezer, UPVC windows, A/C

Rear lobby

8'8 x 6'0 (2.64m x 1.83m)

Access to the front & rear

Landing

UPVC windows, quality flooring

Bedroom 1

10'8 x 10'2 (3.25m x 3.10m)

Quality flooring, UPVC windows, radiator

Bedroom 2

9'6 x 9'3 (2.90m x 2.82m)

Quality flooring, UPVC windows, radiator

Bedroom 3/home office

7'2 x 5'1 (2.18m x 1.55m)

Built in desk base, quality flooring, radiator, UPVC windows

Bathroom

Bath with tiled surround, wash hand basin, w/c, chrome towel radiator, UPVC window

Externally

To the front elevation is a good sized garden, while to the rear there is another enclosed garden.

Agent notes

Council Tax: Durham County Council, Band A

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 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 – no

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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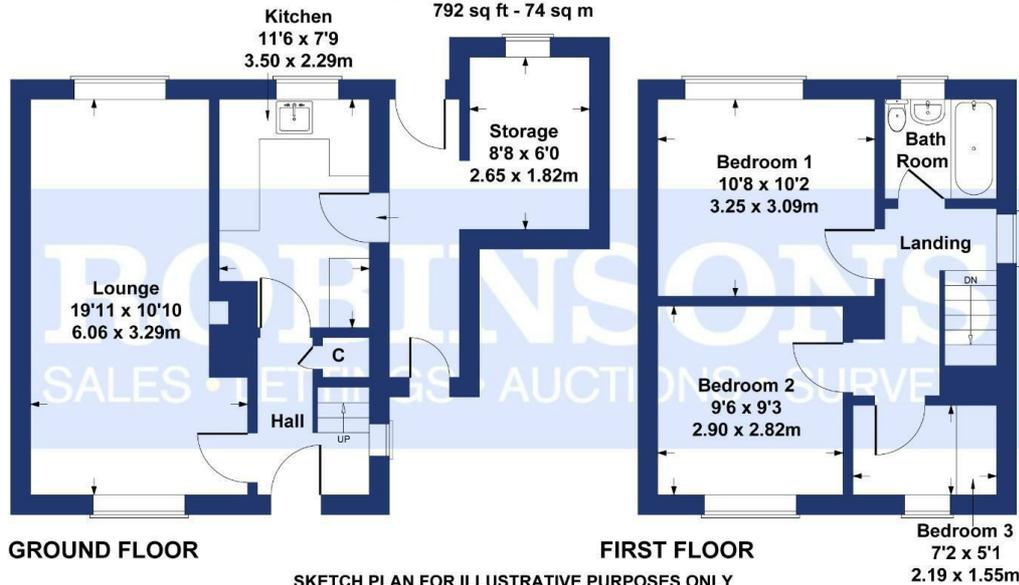
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Barnard Road Ferryhill, DL17 8QJ

Approximate Gross Internal Area
792 sq ft - 74 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	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.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@robinsonswyny ard.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.

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

www.robinsonsestateagents.co.uk