



Church Lane, Ferryhill  
Ferryhill



Offers in Region of £75,000



## Church Lane

### Ferryhill

This well presented two-bedroom end-terrace home offers modern and comfortable living, making it ideal for first-time buyers, families, and professionals alike.

Conveniently situated close to the town centre and local amenities, the property is perfectly placed for everyday convenience.

Inside, a spacious and bright open-plan living area provides a welcoming space for both relaxing and entertaining, complemented by modern décor and a stylish staircase.

The contemporary kitchen is fitted with sleek white cabinetry and ample storage, creating a practical and attractive space for everyday living.

Upstairs, there is a generously sized double bedroom alongside a well-proportioned single bedroom, both featuring neutral décor and plenty of natural light. The family bathroom is finished in a modern style with white suite fittings, including a bath with shower over, pedestal sink, and bright contemporary finishes.

Externally, the property enjoys a private enclosed rear garden designed for low-maintenance living, with a gravelled seating area, wooden fencing, gated access, and a substantial wooden garage providing excellent additional storage. There is also an additional parcel of land to the side of the property, held on a separate title, offering excellent potential to extend, subject to the necessary planning permissions.



Combining stylish modern finishes, practical living space, and excellent outdoor areas, this move-in-ready home offers comfort, convenience, and versatility in equal measure. Early viewing is highly recommended.

Council Tax band: A

Tenure: Freehold

- Two Bedroom End-of-terrace
- Modern kitchen units
- Open plan living area
- Modern bathroom fixtures
- Off-road parking / Wooden Garage
- Energy Performance Certificate : D

#### Lounge/Dining Area

17' 7" x 14' 0" (5.35m x 4.27m)

#### Kitchen

14' 0" x 7' 10" (4.27m x 2.38m)

#### Landing

5' 5" x 4' 1" (1.65m x 1.25m)

#### Bedroom 1

14' 1" x 14' 1" (4.28m x 4.28m)

#### Bedroom 2

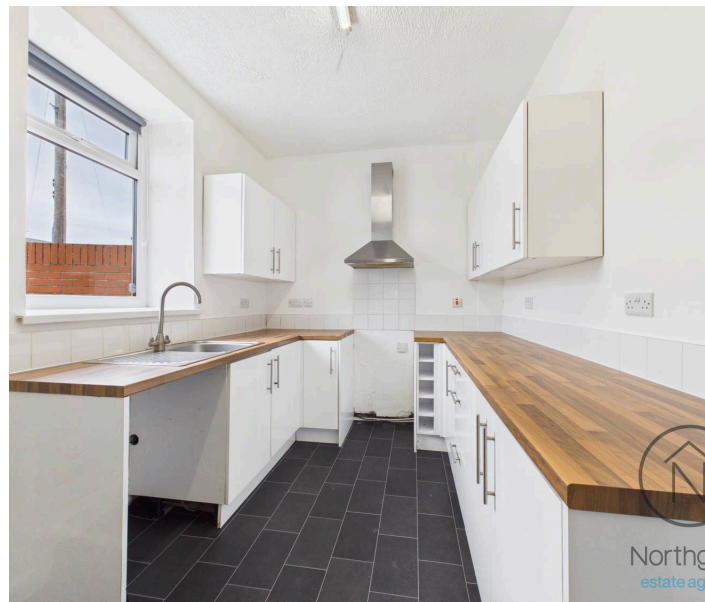
8' 2" x 8' 0" (2.49m x 2.45m)

#### Bathroom

5' 9" x 5' 9" (1.75m x 1.74m)

#### Garage

19' 6" x 9' 5" (5.94m x 2.88m)





**REAR GARDEN**

**GARAGE**

Single Garage

**OFF STREET**

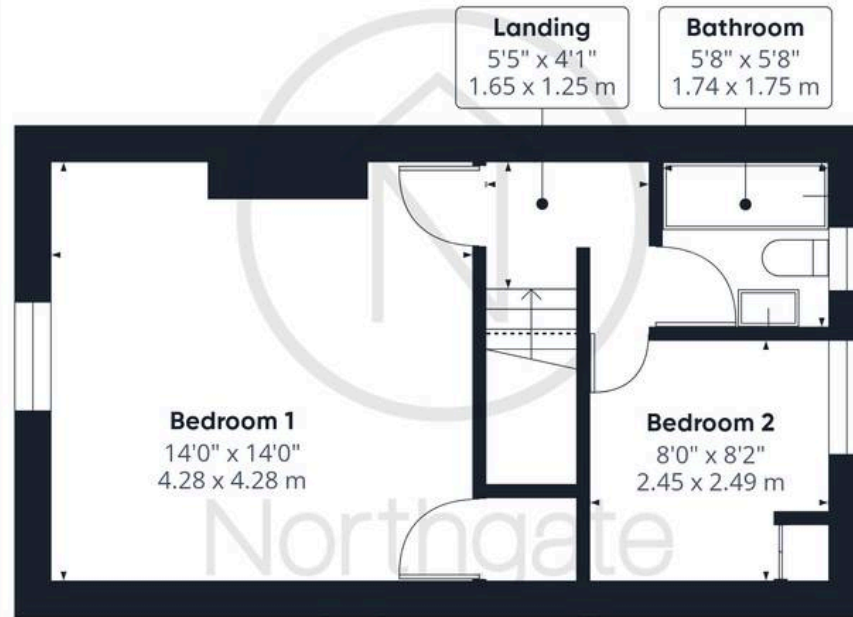
1 Parking Space







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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**Approximate total area<sup>(1)</sup>**

867 ft<sup>2</sup>

80.5 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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