



5 Wood Lane, Ferryhill, County Durham, DL17 8QA
Guide Price £160,000

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& Barrass**
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5 Wood Lane is a beautifully presented property boasting flexible ground floor living accommodation and secure garden and driveway for multiple vehicles

- Semi detached brick built home
- Two reception rooms and conservatory
 - Modern family kitchen
 - Three bedrooms
- Garden to side and rear courtyard
 - Block paved driveway
- Energy performance rating D 63

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LOCATION

5 Wood Lane is located on the outskirts of Ferryhill. The town has a range of primary schooling and one secondary school with shopping facilities in the town centre and a wider range of shopping and recreational facilities available in the neighbouring towns of Newton Aycliffe and Bishop Auckland.

For the commuter, the A1(M) is approximately 5 minutes away and Durham and Newcastle have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

What3words ///sting.announced.lifelong

DESCRIPTION

Entering the property through the front door, the entrance hallway is neutrally decorated with stylish glass balustrade staircase allowing the space to feel more open. There is useful hidden shoe storage and cupboard with push latches meaning they fit seamlessly into the space. Doors radiate to the living

accommodation. The living room lies to the front of the property has a bay window allowing lots of natural light into the room and can be accessed from the hallway or through double doors to the kitchen lying at the rear. The kitchen is fitted with modern gloss units with integrated fridge/freezer, dishwasher, oven, and hob with extractor fan over. The composite sink and drainer match the colour scheme of the room and have a window to the rear yard. There is a grey plank effect flooring that runs throughout the hallway, kitchen and living room helping the rooms flow through to one another. There is further hidden storage space as part of the under-stair storage from the hallway that provides a larder style storage cupboard with pouch latch opening. The kitchen has space for dining furniture and also provides access to the conservatory which has an outlook and access to the rear yard. From the kitchen, a door and step down lead through a utility room with plumbing and space for a washing machine and tumble dryer along with fitted storage cupboard and separate ground floor WC and wash

hand basin. There are French doors from utility opening to the garden at the side of the house. From the utility is a further reception room with windows to the side of the property and French doors to the front allowing natural light into the room. The room would suit itself to a variety of uses such as a playroom room, dining room or second sitting room.

To the first floor the main bedroom lies to the front of the property being a good sized double bedroom with fitted wardrobes and large window to the front. The second bedroom is another double with views to the rear and accommodating large bedroom furnishings. The third bedroom is a nice sized single with views to the front of the property. The family bathroom lies to the rear and comprises a bath, separate shower, WC and wash hand basin. The room is fully tiled with grey rectangular tiles.

Externally, to the front, the property over the block paved driveway which has gated access making the



driveway with EV charging port and garden to the side of the property secure and safe for young families. The garden has artificial lawn laid over a decked area, providing flexibility over the use of this space depending on a purchaser's requirements. There is also a useful storage shed. To the rear there is a fence enclosed block paved courtyard with access to Raby Road where there is additional on street parking.

SERVICES

The property is served by mains water, electric and drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 63.

MATERIAL INFORMATION

It is understood that the property has access to an ultrafast broadband connection and has good

mobile phone signal in this area.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000



NOTES

Particulars prepared – April 2024
Photographs taken – March 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do

not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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