Uphill Drive, Sacriston, DH7 6PP

2 Bed - House - Semi-Detached

£60,000

ROBINSONS

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* NO ONWARD CHAIN * EXCELLENT LARGE PLOT * REQUIRES MODERNISATION * TWO GOOD SIZED BEDROOMS * LARGE LOUNGE AND DINING ROOM * LARGE FRONT AND REAR GARDENS *

Offered for sale with no onward chain is this spacious two bedroom home, occupying an excellent large plot within the village of Sacriston. The property requires modernisation and updating, but offers well-proportioned accommodation and excellent outside space, providing a fantastic opportunity for buyers looking for a home they can improve and personalise to their own requirements.

The floorplan comprises an entrance hallway, large lounge and dining room providing generous living and entertaining space, and a kitchen. To the first floor there are two good sized bedrooms and a bathroom.

Externally, the plot is a particular feature of the property, with a large garden to the front and a substantial enclosed garden to the rear, providing excellent outdoor space and plenty of potential for keen gardeners, families or those simply looking for a property with a larger than average plot.

Uphill Drive is situated within Sacriston, a well-established village offering a good range of local shops, schools and everyday amenities. Durham City is only a short drive away, providing an extensive range of shopping, restaurants, leisure facilities and further amenities.

The village is particularly convenient for commuters, with good road links via the A691 providing straightforward access to Durham, Chester le Street and the A1(M), with Newcastle and surrounding areas also easily accessible. The surrounding area also offers countryside walks and open green spaces, providing a good balance between village living and convenient access to the region's major centres.

GROUND FLOOR

Hallway

Lounge / Dining Room
19'4" x 10'9" (5.9 x 3.3)

Kitchen
7'10" x 7'10" (2.4 x 2.4)

FIRST FLOOR

Landing

Bedroom
14'1" x 9'2" (4.3 x 2.8)

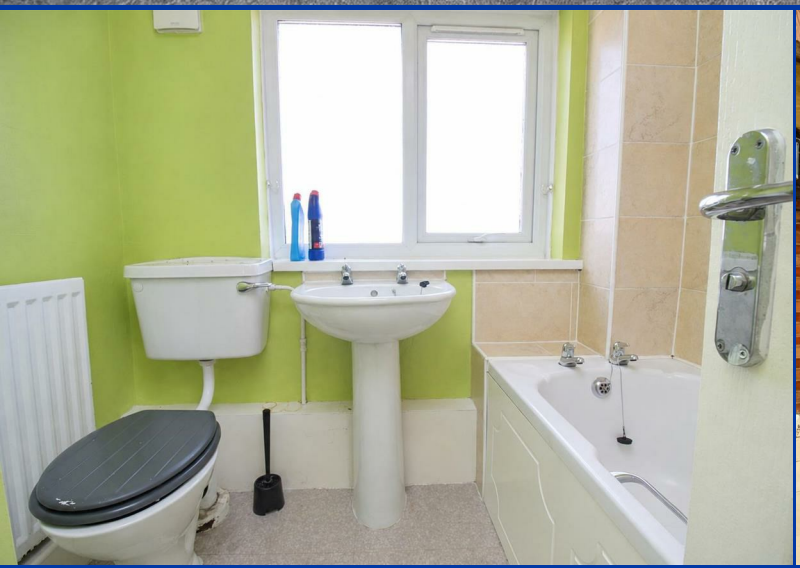
Bedroom
10'5" x 10'2" (3.2 x 3.1)

Bathroom
6'6" x 6'2" (2 x 1.9)

AGENT'S NOTES

Council Tax: Durham County Council, Band A.
Tenure: Freehold.
EPC C
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
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 recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No.
Probate – Not applicable.
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – None known.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Move with Us carries out identification, anti-money laundering and source-of-funds checks on all purchasers. A non-refundable charge of £49 plus VAT, totalling £58.80, is payable directly to Move with Us for completing these checks.

Should your offer be accepted, this charge will be taken by telephone during a purchaser compliance call. The payment and required checks must be completed before the memorandum of sale can be issued. A copy of the completed customer due diligence documentation can be provided to your solicitor upon request for their compliance records.



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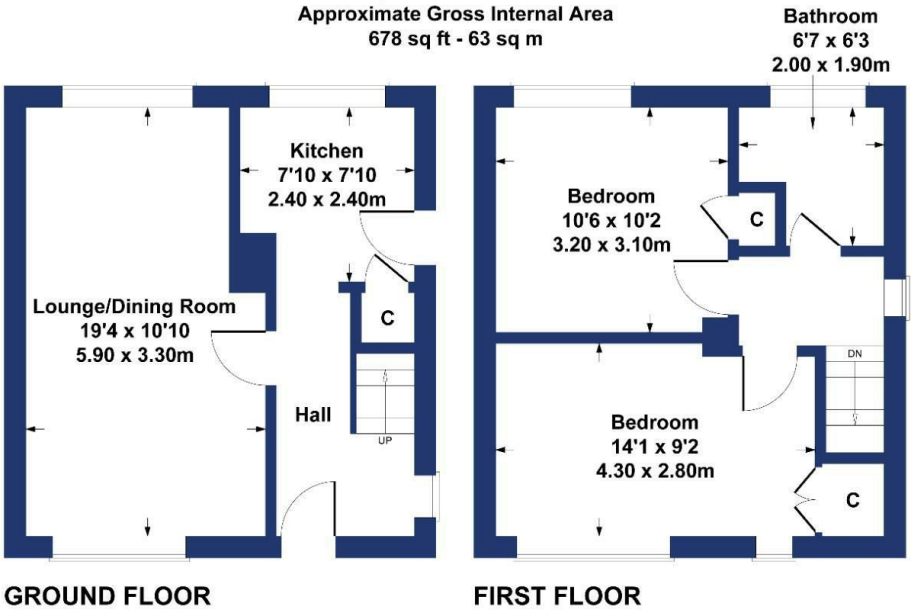
Uphill Drive

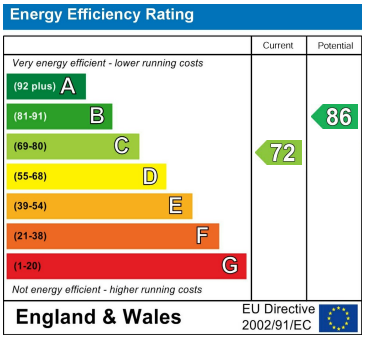
Approximate Gross Internal Area
678 sq ft - 63 sq m



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



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RICS

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