



Plawsworth Road, Sacriston, DH7 6PB
3 Bed - House - Mid Terrace
£92,500

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Plawsworth Road

Sacrison, DH7 6PB

* NO CHAIN * GREATLY EXTENDED * NEW WINDOWS 2023 * NEW BOILER 2021 * DECEPTIVELY SPACIOUS * ATTACHED GARAGE * FLOORED LOFT SPACE * SEVERAL RECEPTION AREAS *

Offered for sale with no onward chain is this deceptively spacious and greatly extended home, providing flexible accommodation with excellent potential for a variety of buyers. The property benefits from new windows installed in 2023 and a boiler replaced in 2021, and offers a range of versatile living spaces.

The floorplan comprises an entrance hallway, lounge, separate dining area, large kitchen, rear lobby, downstairs WC and utility room. To the first floor there are three good sized bedrooms, a family bathroom, and an additional room suitable for use as a study, playroom or hobby room. A staircase from the landing leads to a floored loft space, offering excellent storage or potential for future use, subject to the usual consents.

Externally, the property benefits from a front courtyard, enclosed rear yard and an attached garage providing secure parking and additional storage.

Sacrison is a well-served village with everyday amenities close by including a Tesco Express, Post Office, chemist, takeaways and a medical centre with GP and dental facilities. Two schools serve the village, including St Bede's Catholic Primary and Sacrison Academy. The village sits within easy reach of both Durham city centre to the south and Chester le Street to the north, with the A1(M) providing excellent onward road links to Newcastle, Gateshead, Sunderland and Darlington. For those who enjoy the outdoors, countryside walks are readily accessible, and the historic city of Durham, with its cathedral, riverside, restaurants and shopping, is just a short drive away.









GROUND FLOOR

Hallway

Lounge

13'1" x 13'1" (4 x 4)

Dining Room

16'4" x 13'1" (5 x 4)

Kitchen

16'4" x 9'2" (5 x 2.8)

Rear Lobby

Utility Room

7'10" x 4'3" (2.4 x 1.3)

Downstairs WC

4'3" x 3'3" (1.3 x 1)

FIRST FLOOR

Landing

Bedroom

13'1" x 9'10" (4 x 3)

Bedroom

10'2" x 9'10" (3.1 x 3)

Bedroom

10'2" x 6'6" (3.1 x 2)

Study / Playroom

10'5" x 9'10" (3.2 x 3)

Bathroom

10'2" x 7'2" (3.1 x 2.2)

SECOND FLOOR

Floored Loft Space

22'11" x 16'4" (7 x 5)

EXTERNALLY

Garage

16'0" x 8'6" (4.9 x 2.6)

AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Freehold

EPC - To Follow

Property Construction – Standard

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

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>

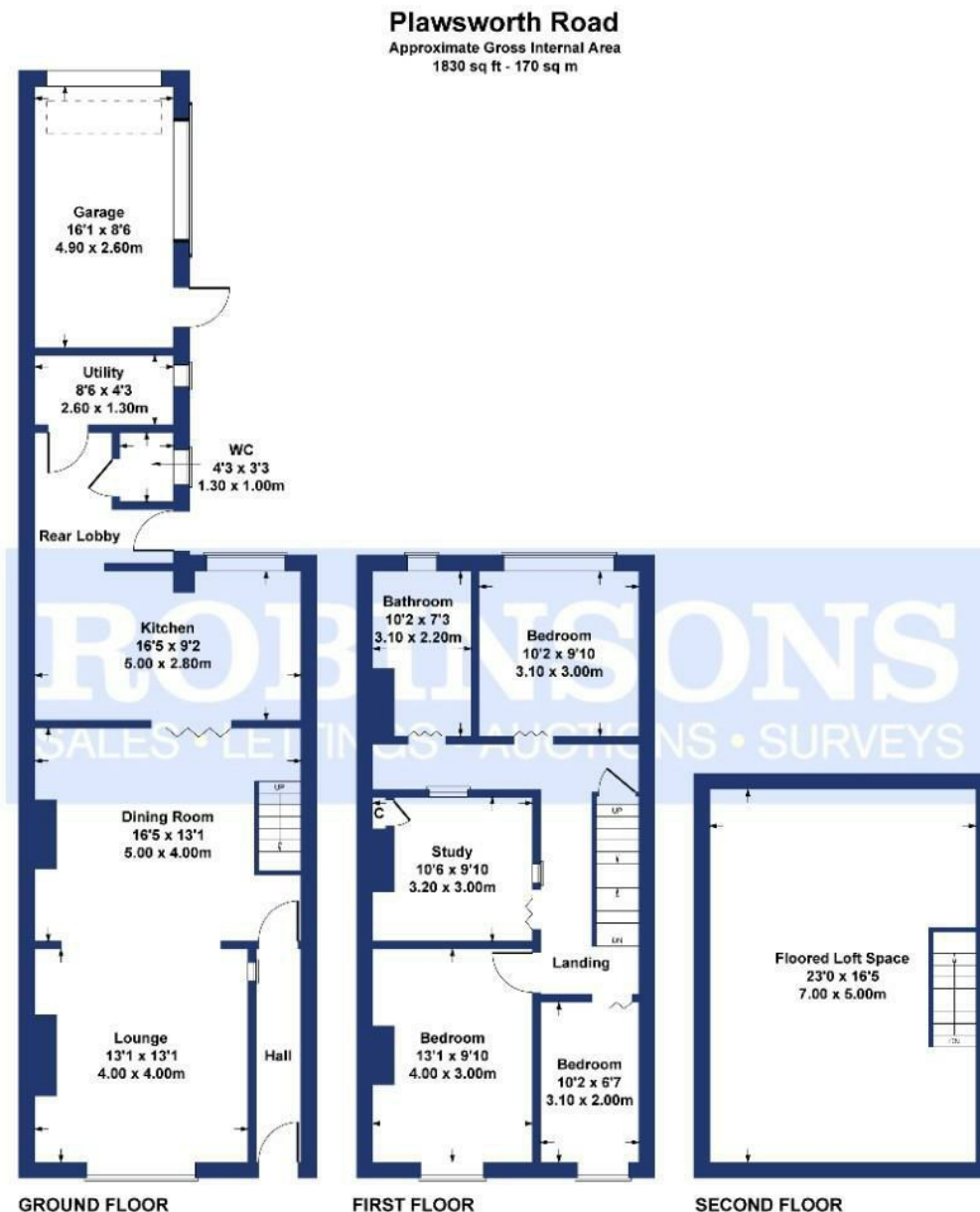
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – extended

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.



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

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

