



Fern Road, Sacriston, DH7 6QG  
3 Bed - House - Semi-Detached  
£120,000

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## Fern Road Sacriston, DH7 6QG

\*BEAUTIFULLY PRESENTED AND MUCH IMPROVED \* LARGE PRIVATE GARDEN AND GARAGE \* ATTRACTIVE KITCHEN AND BATHROOM \* MODERN COMBI BOILER \* CONSERVATORY \* EXCELLENT STANDARD THROUGHOUT \*

Offered to the market is this beautifully presented and much-improved three-bedroom semi-detached home, occupying a generous plot with a large, private rear garden, pleasant views, and a garage. The property has undergone extensive refurbishment over the years by our client, and early viewing is strongly recommended for what is sure to be a very popular home.

The property features a thoughtfully arranged floorplan comprising: an entrance hallway, a comfortable lounge, a modern dining kitchen (fitted approximately three years ago), and a conservatory. To the first floor, there are three well-proportioned bedrooms, ample storage, and an attractive bathroom suite.

Deceptively spacious, the home benefits from a front garden and a large enclosed rear garden offering a good degree of privacy. It also boasts a larger-than-average garage, uPVC double glazing, and a combi boiler fitted in 2019. Please note that there are currently no photos of the garden, as the seller is in the process of replacing some decking.

Sacriston is a popular village located just a few miles from Durham City, offering an excellent mix of rural tranquillity and convenient access to urban amenities. The village is well-served by a range of local shops, a primary school, and healthcare facilities, making it a practical choice for families. For outdoor enthusiasts, the surrounding countryside provides scenic walking and cycling opportunities, while Sacriston Colliery Woodland Park offers a lovely green space for leisure activities.

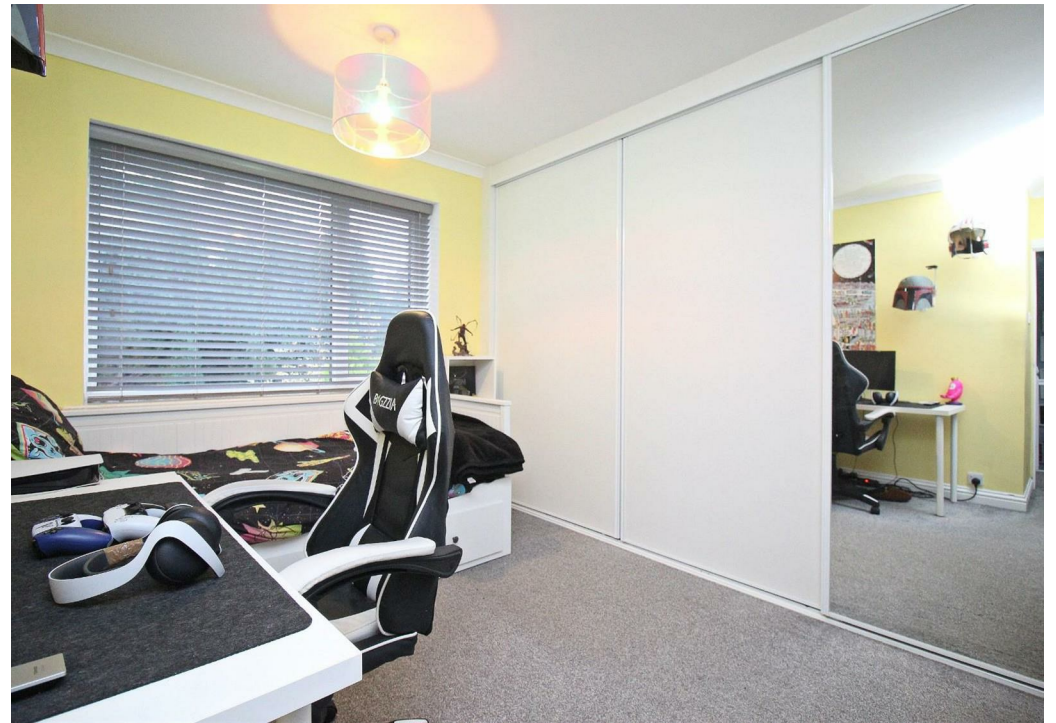
Excellent transport links connect Sacriston to Durham City and nearby Chester-le-Street. The village also enjoys easy access to major roads such as the A691 and A167, making it ideal for commuting further afield.

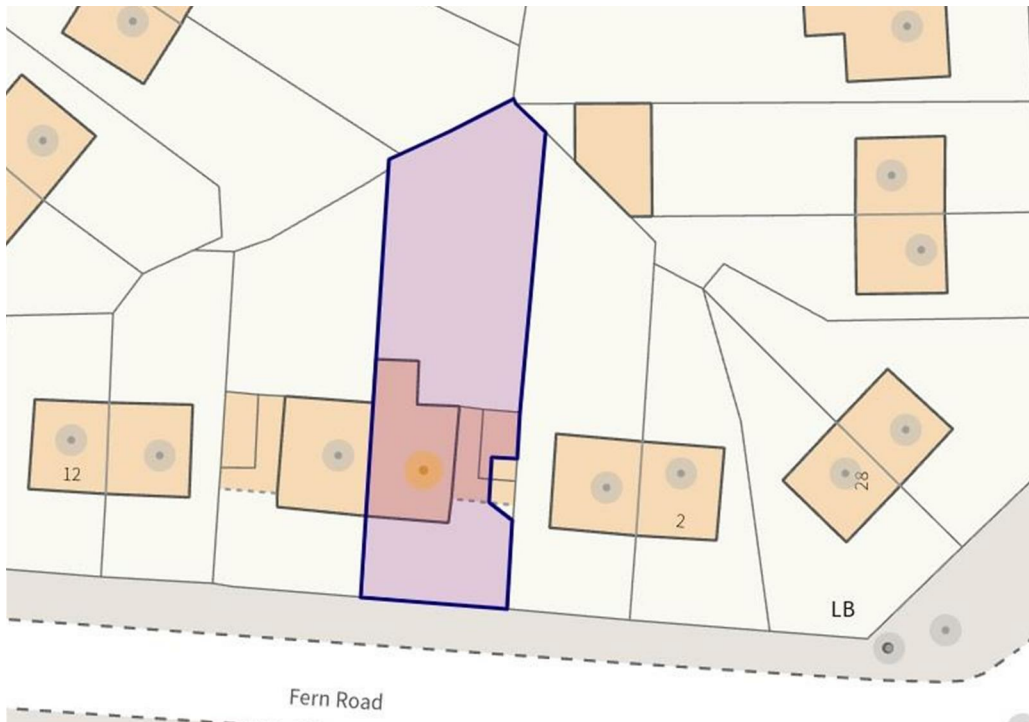
This home is perfect for a wide variety of potential purchasers.











## GROUND FLOOR

### Hallway

### Lounge

13'9" x 13'1" (4.2 x 4)

### Dining Kitchen

20'0" x 8'6" (6.1 x 2.6)

### Conservatory

9'10" x 7'10" (3 x 2.4)

### Garage

11'1" x 16'4" max (3.4 x 5 max)

## FIRST FLOOR

### Landing

### Bedroom

11'1" x 10'2" (3.4 x 3.1)

### Bedroom

12'1" x 8'10" to wardrobes (3.7 x 2.7 to wardrobes)

### Bedroom

8'10" x 8'6" (2.7 x 2.6)

### Bathroom

8'10" x 4'7" (2.7 x 1.4)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

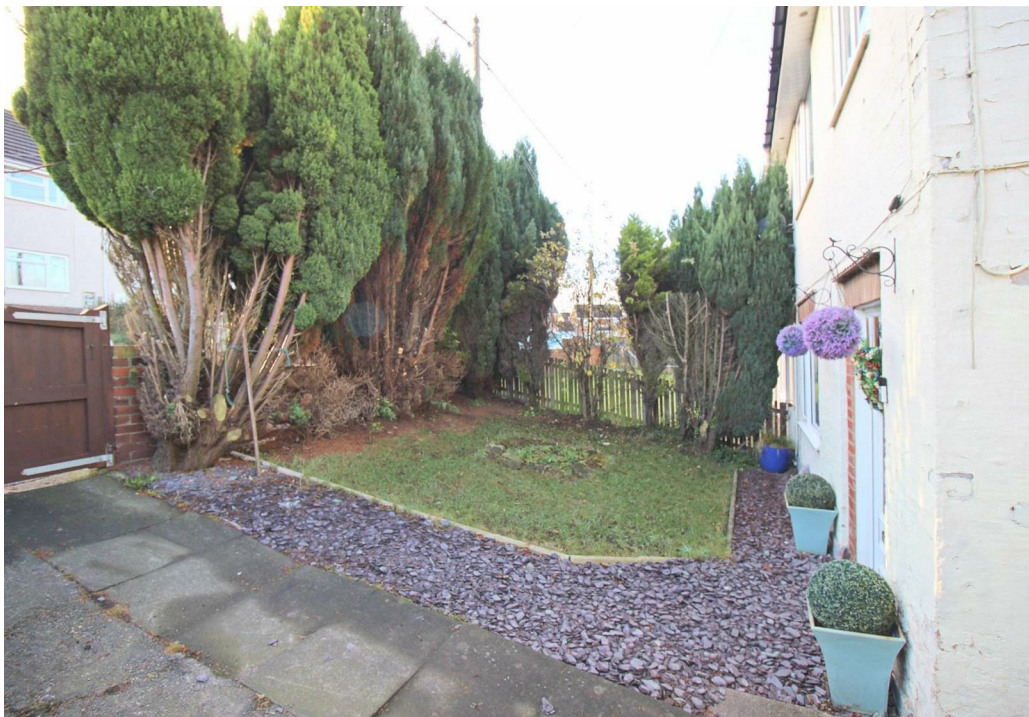
Broadband: Basic 16 Mbps, Superfast 76 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: C

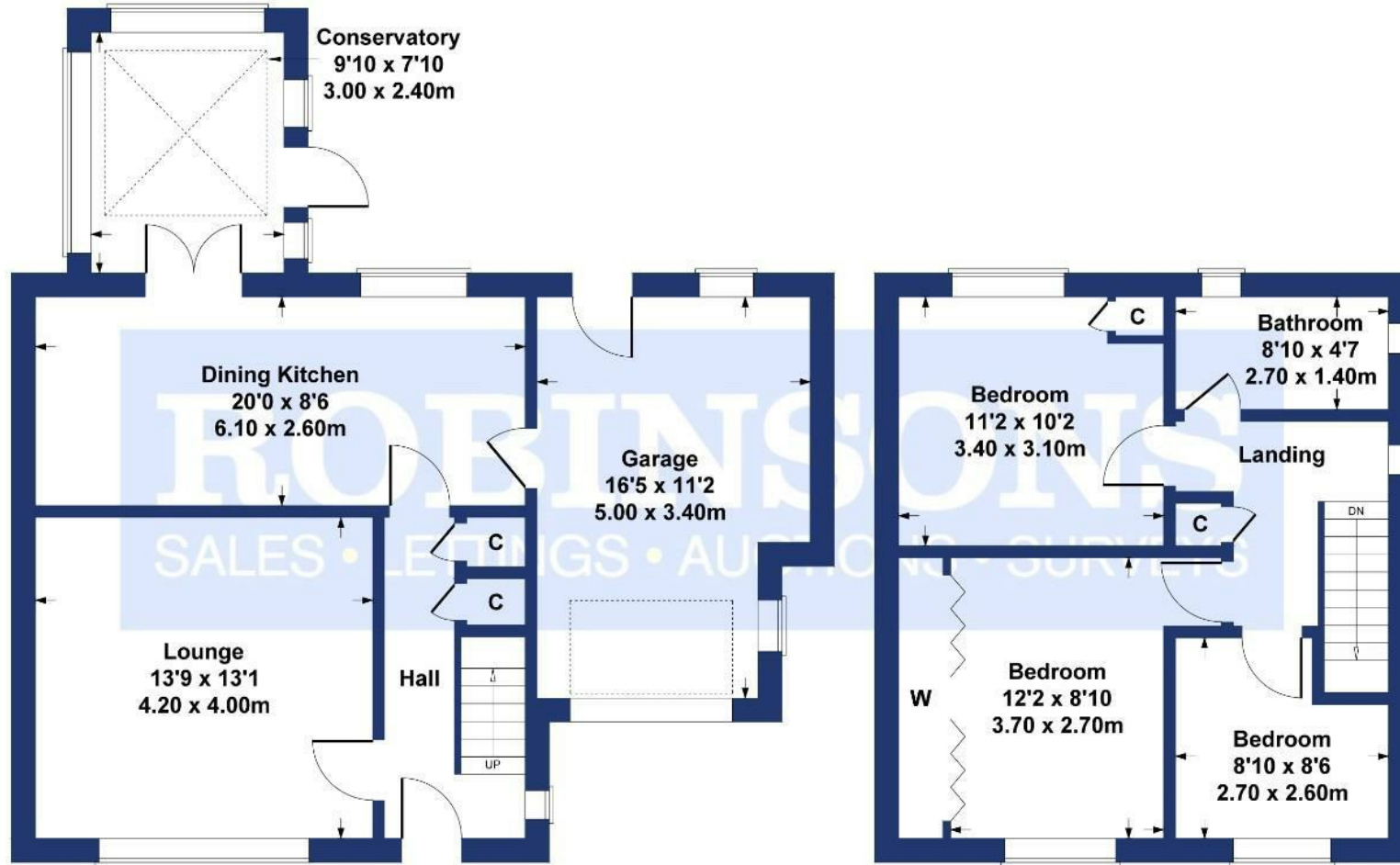


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Fern Road

Approximate Gross Internal Area  
1152 sq ft - 107 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	76	
(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	



**GROUND FLOOR**

**FIRST FLOOR**

**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. 2024

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.



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