

Crossways, Sacriston, DH7 6LH
4 Bed - House - Semi-Detached
£250,000

ROBINSONS
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Crossways
Sacriston, DH7 6LH

* GREATLY EXTENDED * VERY LARGE CORNER PLOT * EXTENSIVE GARDENS * AMPLE OFF STREET PARKING * GARAGE * SEVERAL RECEPTION AREAS * SPACIOUS FAMILY HOME *

Occupying an impressive corner plot within a popular residential area, this greatly extended family home offers substantial accommodation together with extensive gardens, ample off-street parking and a garage. Well presented throughout, the property provides excellent room sizes and a versatile layout which should appeal to growing families in particular.

The floorplan comprises an entrance porch leading into a welcoming hallway, spacious lounge opening through to a dining area, conservatory overlooking the garden, and an attractive fitted kitchen. The ground floor offers excellent reception space with a natural flow between rooms, making it ideal for both everyday family life and entertaining. There is also access to the integrated garage. To the first floor there are four good sized bedrooms and a bathroom fitted with a white suite.

Externally, the property stands on a particularly generous plot. To the front there is a large garden and driveway providing ample off-street parking. The rear garden is a standout feature, being enclosed and extending to the side of the property, creating extensive outdoor space with several patio areas, lawned sections and a good degree of privacy.

Crossways is situated within Sacriston, a well-established village offering a range of local shops, schools and everyday amenities. Durham City is only a short drive away and provides a wider selection of shopping, leisure and recreational facilities, including the historic city centre and railway station. The area benefits from excellent transport links via the A691 and nearby A1(M), making commuting to Durham, Newcastle and surrounding areas straightforward.

There are also attractive countryside walks, open green spaces and recreational routes nearby, further enhancing the appeal of this convenient and popular location.




















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Relax





GROUND FLOOR

Porch

Hall

Lounge
15'1" x 12'9" (4.6 x 3.9)

Dining / Second Reception
16'0" x 9'10" (4.9 x 3)

Conservatory
12'1" x 10'9" (3.7 x 3.3)

Kitchen
11'1" x 10'9" (3.4 x 3.3)

Garage
16'8" x 10'9" (5.1 x 3.3)

FIRST FLOOR

Landing

Bedroom
12'9" x 12'5" (3.9 x 3.8)

Bedroom
12'9" x 11'1" (3.9 x 3.4)

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

Bedroom
9'10" x 8'10" (3 x 2.7)

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

AGENT'S NOTES
Council Tax: Durham County Council, Band B
Tenure: Freehold
EPC - D

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

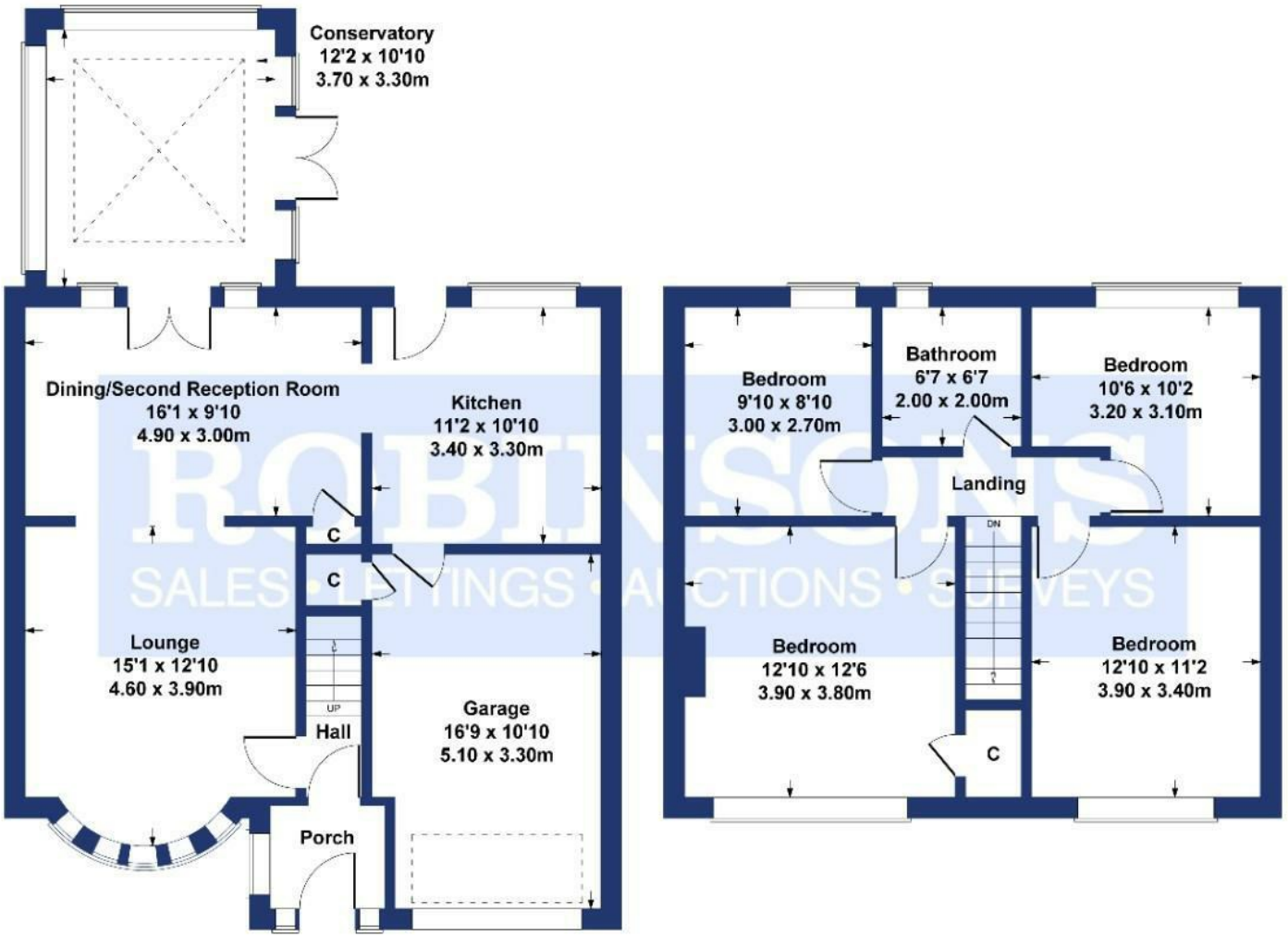
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – N/A
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. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Crossways

Approximate Gross Internal Area
1496 sq ft - 139 sq m



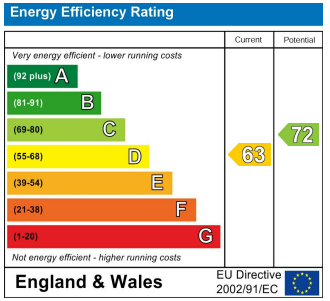
GROUND FLOOR

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. 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.



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