



**Dorothy Terrace, Sacriston, DH7 6LG**  
**2 Bed - House**  
**O.I.R.O £119,950**

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\* NO CHAIN \* SUPERBLY WELL PRESENTED \* EXCELLENT LOCATION \* EXTENDED AND SPACIOUS \* DETACHED GARAGE \* RECENTLY RE-DECORATED \* READY TO MOVE STRAIGHT INTO \*

Available to purchase with no onward chain is this superbly well-presented and ideally situated two-bedroom extended home. Located in the popular village of Sacriston, approximately 3 miles from the historic Durham City and the major town of Chester-le-Street, the property offers excellent access to schools, amenities, recreational facilities, and both motoring and bus links.

Internally, the property has been presented to a very high standard throughout and briefly comprises: entrance hall, inviting living room, separate dining room, and extended kitchen. To the first floor, there are two large bedrooms and a white suite bathroom/WC. Externally, there is rear yard and a large detached garage. There is also a cellar.

In our opinion, the property should appeal to a wide variety of potential purchasers, including couples, small families, and commuters, and we would strongly recommend an early internal inspection to fully appreciate the high specification on offer.

## GROUND FLOOR

### Hallway

### Lounge

12'9" x 12'1" (3.9 x 3.7)

### Dining Room

14'5" x 12'1" (4.4 x 3.7)

### Kitchen

23'3" x 8'10" max (7.1 x 2.7 max)

## LOWER GROUND

### Cellar

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

## FIRST FLOOR

### Landing

### Bedroom 1

14'1" x 12'9" (4.3 x 3.9)

### Bedroom 2

14'5" x 10'2" (4.4 x 3.1)

### Bathroom

11'1" x 5'6" (3.4 x 1.7)

## EXTERNALLY

### Shed / Wooden Garage

16'4" x 8'10" (5 x 2.7)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A

Energy Rating: D

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.



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Dorothy Terrace  
Approximate Gross Internal Area  
1369 sq ft - 129 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (99 plus) A		
(98-91) B		
(90-80) C		
(79-54) D		
(53-34) E		
(21-0) F		
Not energy efficient - higher running costs (-20) G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-41) B		
(69-0) C		
(55-48) D		
(39-54) E		
(21-38) F		
(-20) G		

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## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscis.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscis.co.uk

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