



**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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		
A (12-14)		
B (15-17)		
C (18-20)		
D (21-23)		
E (24-26)		
F (27-29)		
G (30-32)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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