



Holly Crescent, Sacriston, DH7 6PT
4 Bed - House - Detached
£200,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* BEAUTIFULLY PRESENTED * MUCH IMPROVED * EXCELLENT QUALITY THROUGHOUT * TWO RECEPTION ROOMS * GORGEOUS KITCHEN AND BATHROOM * TRIPLE DRIVEWAY * ENCLOSED REAR GARDEN * EN-SUITE,

Offered to the market is this incredibly spacious, beautifully presented, and much improved four bedroom detached family home.

The property has a floorplan comprising of: entrance vestibule, welcoming living room, gorgeous open plan kitchen and dining room with a recently fitted kitchen, useful utility room and a downstairs WC. There is also a family room / office.

To the first floor there are four well proportioned bedrooms, the master offering en suite facilities, and a modern family bathroom. Externally there is a triple driveway to the front and an enclosed rear garden with large patio area and lawned garden.

The property lies within a modern and traditionally sought after residential development and is within easy access of schools, amenities, recreational facilities and public transport links. The property is also well located for commuters as there are excellent access to major motoring links which provide route to Durham city centre, Newcastle upon Tyne, Gateshead, Sunderland and Chester le Street.

Council Tax Band D
Energy Rating C

GROUND FLOOR

Vestibule

Lounge
16'10" x 13'6" (5.13m x 4.11m)

Family Room / Office
16'6" x 7'11" (5.03m x 2.41m)

Dining Kitchen
17'2" x 9'4" (5.23m x 2.84m)

Utility
6'2" x 5'2" (1.88m x 1.57m)

Downstairs WC
5'2" x 4'0" (1.57m x 1.22m)

FIRST FLOOR

Landing

Bedroom
14'3" x 13'6" (4.34m x 4.11m)

En-Suite
6'7" x 5'4" (2.01m x 1.63m)

Bedroom
14'3" x 8'9" (4.34m x 2.67m)

Bedroom
12'1" x 8'9" (3.68m x 2.67m)

Bedroom
9'6" x 6'9" (2.90m x 2.06m)

Bathroom
6'5" x 6'0" (1.96m x 1.83m)

EXTERNAL

Externally there is a triple driveway to the front and an enclosed rear garden with large patio area and lawned garden.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Holly Crescent

Approximate Gross Internal Area

1163 sq ft - 108 sq m

Utility Room

6'2 x 5'2

1.88 x 1.58m

Open Plan Kitchen/
Dining Room
17'3 x 9'5
5.25 x 2.86m

Living Room
16'10 x 13'7
5.14 x 4.13m

Family Room
16'6 x 8'0
5.04 x 2.43m

GROUND FLOOR

Bedroom 4
9'7 x 6'9
2.91 x 2.06m

Family
Bathroom/
WC

Bedroom 3
12'2 x 8'10
3.70 x 2.68m

Bedroom 2
14'4 x 8'10
4.36 x 2.68m

Master Bedroom
14'4 x 13'6
4.36 x 4.12m

En-suite

A/C

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Bedroom 3
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3.70 x 2.68m

Bedroom 2
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Master Bedroom
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