

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

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\* 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)

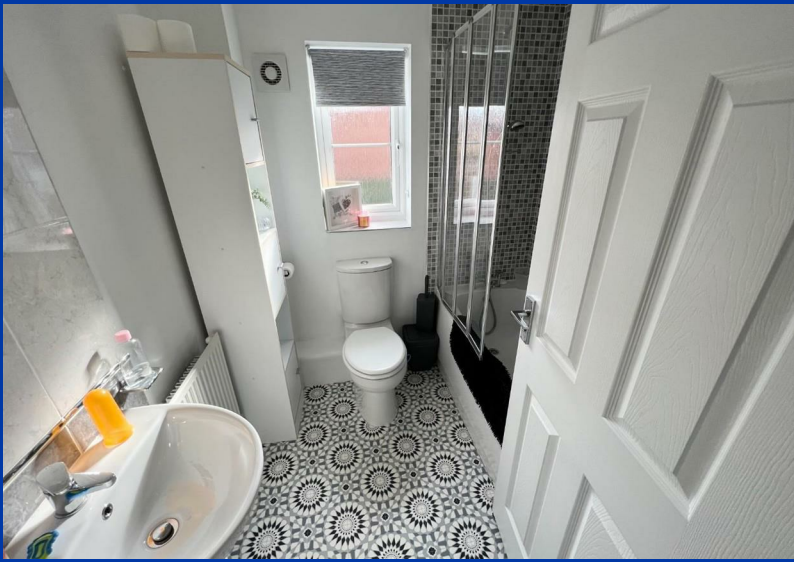
### Bathroom

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.







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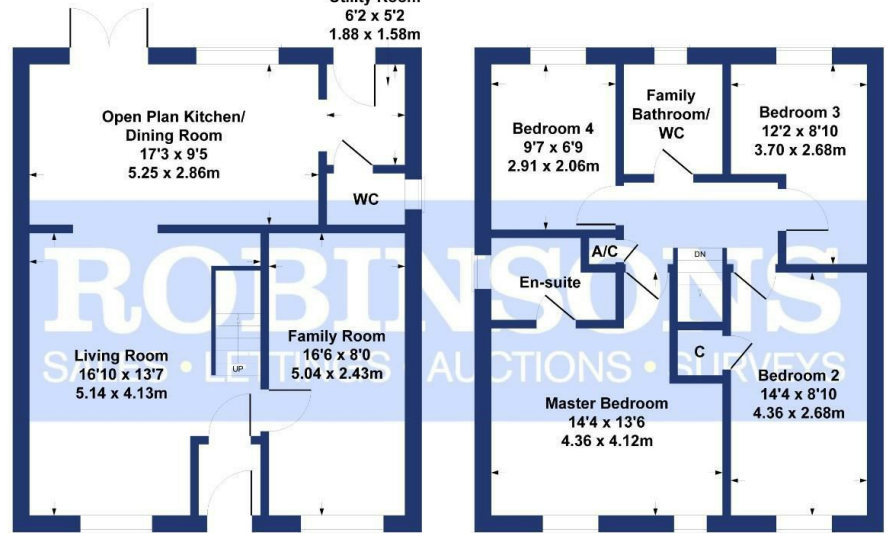
Strategic Marketing Plan

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



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. 2022

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 (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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T: 0191 386 2777 (Sales)

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19A old Elvet  
DH1 3HL

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### CHESTER-LE-STREET

45 Front Street  
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T: 0191 387 3000

E: info@robinsonscsls.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

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

### SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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