



Plawsworth Road, Sacriston, DH7 6PD
3 Bed - House - Mid Terrace
Offers In The Region Of £135,000

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Plawsworth Road Sacriston, DH7 6PD

* NO ONWARD CHAIN * TWO RECEPTION ROOMS * NICE VIEWS TO REAR * PARKING, DETACHED DOUBLE LENGTH GARAGE, AND A GARDEN * LARGE, WELL PROPORTIONED ROOMS * LARGE LOFT SPACE *

Available to purchase with the benefit of immediate vacant possession is this incredibly spacious, period style, three bedroom mid-terraced home with large loft space that is accessed via spiral staircase. The property has large rooms retaining much charm and character, nice views, and a double length detached garage and garden.

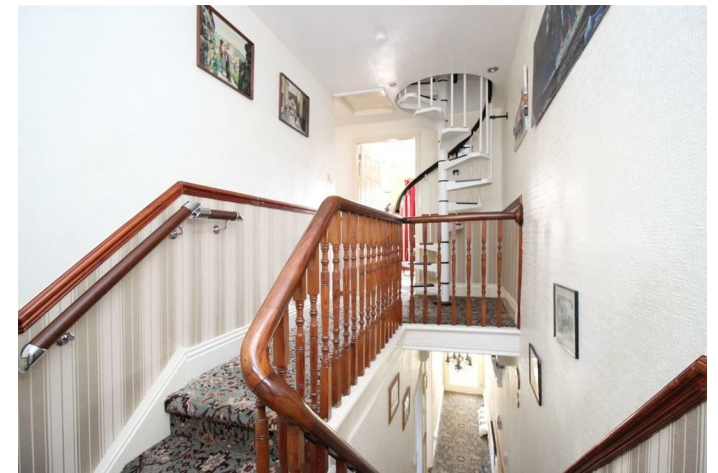
The internal floorplan briefly comprises: entrance lobby, hallway, lounge, separate dining room, and a kitchen.

To the first floor is a feature turning staircase, three bedrooms that are all well proportioned, a shower room, and a WC.

On the second floor is a large loft space that is accessed from a spiral staircase on the landing.

The front external has a small courtyard, and to the rear is a yard. Across a small service lane is a garage and a pleasant garden.

In our opinion the property should appeal to a variety of potential purchasers as it offers easy access to schools, amenities, recreational facilities, and motoring links. Early viewing comes highly recommended to avoid missing out on this excellent home.













GROUND FLOOR

Entrance Lobby

Hallway

Lounge

16'0" x 12'9" max (4.9 x 3.9 max)

Dining Room

14'5" x 12'9" (4.4 x 3.9)

Kitchen

14'1" x 7'10" (4.3 x 2.4)

FIRST FLOOR

Landing

Bedroom

10'9" x 10'2" (3.3 x 3.1)

Bedroom

12'5" x 6'10" to wardrobes (3.8 x 2.1 to wardrobes)

Bedroom

12'5" x 7'2" (3.8 x 2.2)

WC

Shower Room

7'10" x 6'2" (2.4 x 1.9)

SECOND FLOOR

Loft Space

18'4" x 16'0" max (5.6 x 4.9 max)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 20 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1,469 p.a

Energy Rating: D

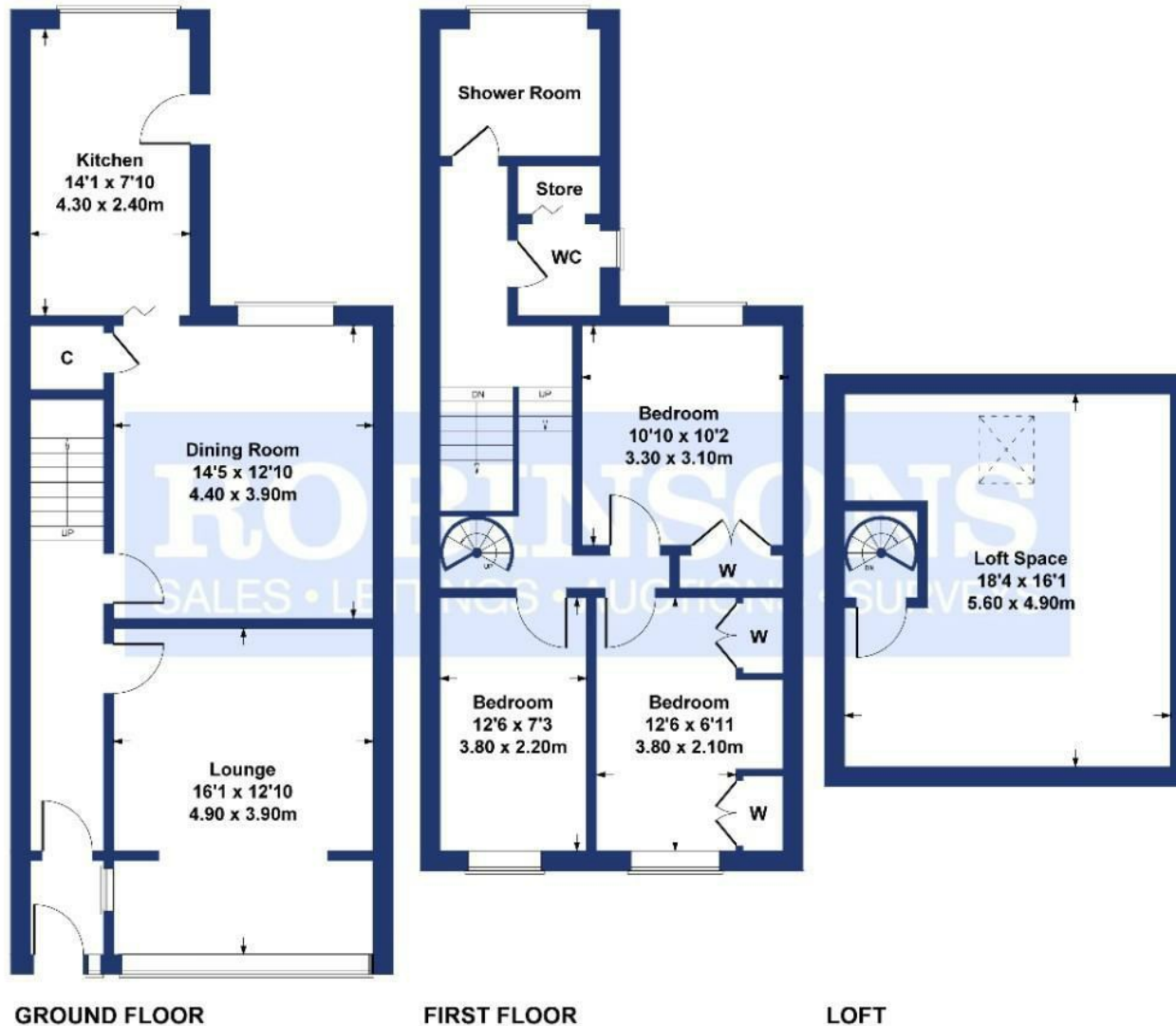


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Plawsworth Road

Approximate Gross Internal Area
1485 sq ft - 138 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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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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.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

