



Edgewood Court, Sacriston, DH7 6XH
3 Bed - House - Detached
£210,000

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Edgewood Court Sacriston, DH7 6XH

* NO CHAIN * BEAUTIFULLY PRESENTED * RECENTLY MUCH IMPROVED * NEW KITCHEN
* NEW FLOORINGS * RE-DECORATED * NEW DOWNSTAIRS WC * LOVELY OUTLOOK *
ATTRACTIVE CUL DE SAC POSITION *

Offered to the market with the benefit of immediate vacant possession is this beautifully presented, recently improved, three bedroom detached home which has a cul de sac position and lovely outlook to front.

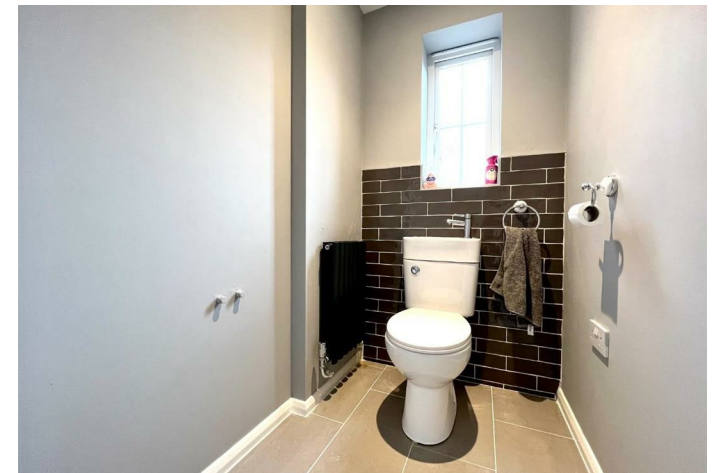
The downstairs floorplan comprises: entrance porch, comfortable lounge extending to dining area with French doors to rear garden, inner lobby with stairs to first floor, downstairs WC, and gorgeous kitchen with curved units and appliances.

On the first floor there are three well proportioned bedrooms, the master having en-suite facilities, and a family bathroom. To the front there is a garden, driveway and garage. To the rear is an enclosed garden with patio area.

The property is located in the traditionally popular village of Sacriston which has good access to schools, amenities, recreational facilities, bus and motoring links. In our opinion the property should appeal to a variety of potential purchasers and we would strongly recommend an early internal inspection.

Nb. the property has solar panels which are owned outright, and there is an electric charge point in the garage.

Council Tax Band C
Energy Efficient Rating D











ENTRANCE PORCH

LOUNGE

DINING AREA

INNER LOBBY

DOWNSTAIRS W.C

KITCHEN

BEDROOM 1

EN-SUITE

BEDROOM 2

BEDROOM 3

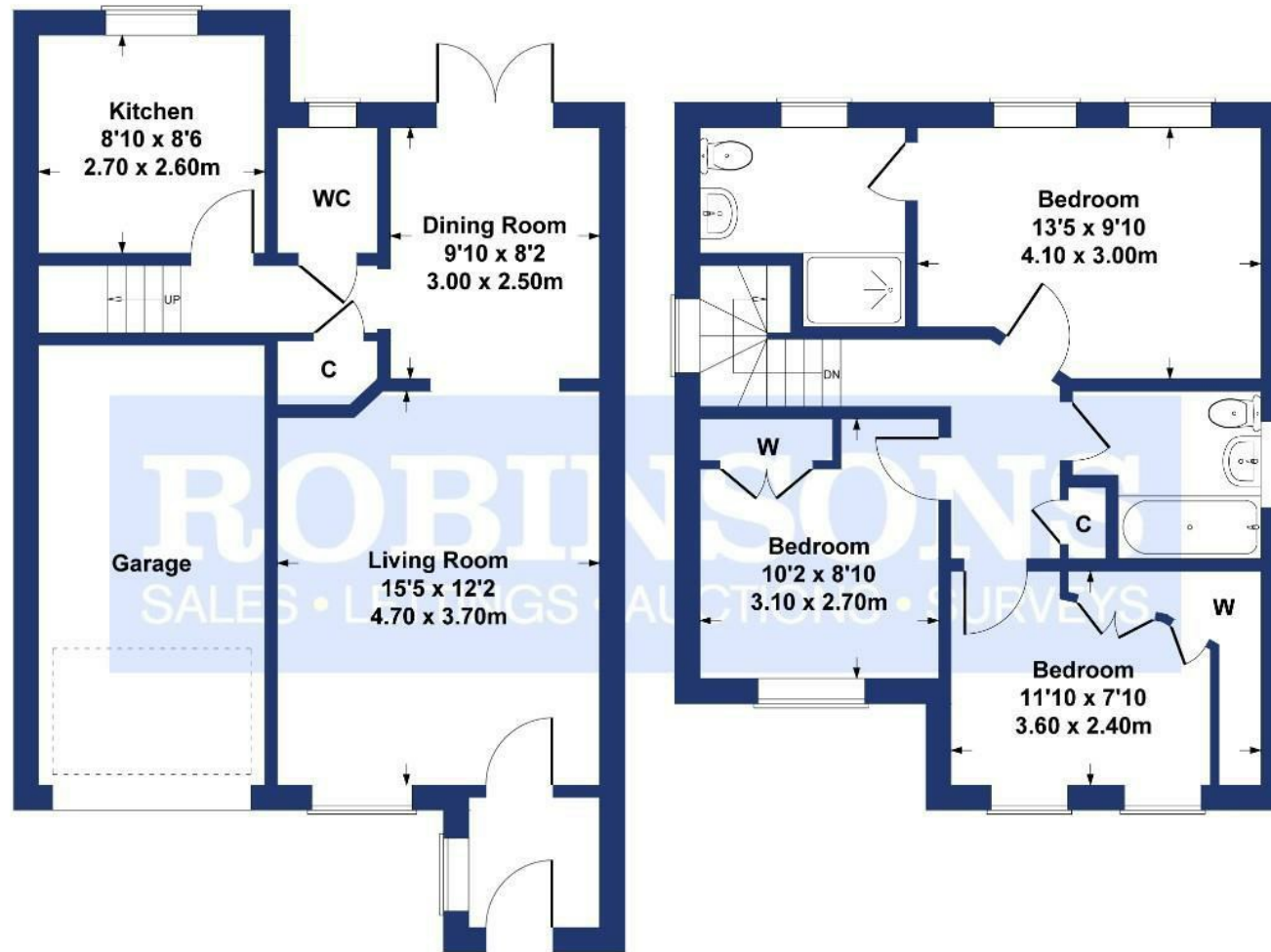
BATHROOM

EXTERNAL



Edgewood Court

Approximate Gross Internal Area
1152 sq ft - 107 sq m



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			
(82 plus)	A		81
(81-81)	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	

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.



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