

Manor Drive, Sacriston, DH7 6FJ
3 Bed - House - Detached
£240,000

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Manor Drive
Sacriston, DH7 6FJ

* BEAUTIFULLY PRESENTED * DETACHED FAMILY HOME * THREE GOOD SIZED BEDROOMS * MAIN BEDROOM WITH EN SUITE * SPACIOUS DINING KITCHEN * UTILITY ROOM * DOWNSTAIRS WC * ATTRACTIVE GARDENS * DRIVEWAY AND DETACHED GARAGE WITH ELECTRIC DOOR * READY TO MOVE STRAIGHT INTO *

Beautifully presented throughout is this impressive three bedroom detached family home, occupying an attractive plot within a popular residential development in Sacriston. Offering spacious, well-proportioned accommodation, lovely gardens and parking facilities, the property is ready to move straight into and should appeal to a variety of buyers, particularly families.

The floorplan comprises a welcoming entrance hallway, spacious and inviting lounge, convenient downstairs WC and a fantastic dining kitchen providing excellent space for everyday family living and entertaining. French doors open directly onto the rear garden, while a separate utility room provides additional practicality.

To the first floor there are three good sized bedrooms, including a main bedroom with its own en suite shower room, together with an attractive family bathroom/WC.

Externally, the property occupies a pleasant plot with a small front garden and a beautifully maintained enclosed rear garden with lighting, providing an excellent space for relaxing and entertaining. There is also a driveway offering off-street parking and a detached garage benefitting from an electric garage door.

Manor Drive is situated within a popular residential area of Sacriston, a well-established village approximately four miles north-west of Durham City. The village offers a range of local shops, schools, healthcare facilities and everyday amenities, while nearby Durham City provides an extensive choice of shopping, restaurants, leisure facilities and cultural attractions. The surrounding countryside offers excellent opportunities for walking and outdoor recreation, including nearby Waldridge Fell.






















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AGENT'S NOTES

Council Tax: Durham County Council, Band C
Tenure: Freehold
EPC B

Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



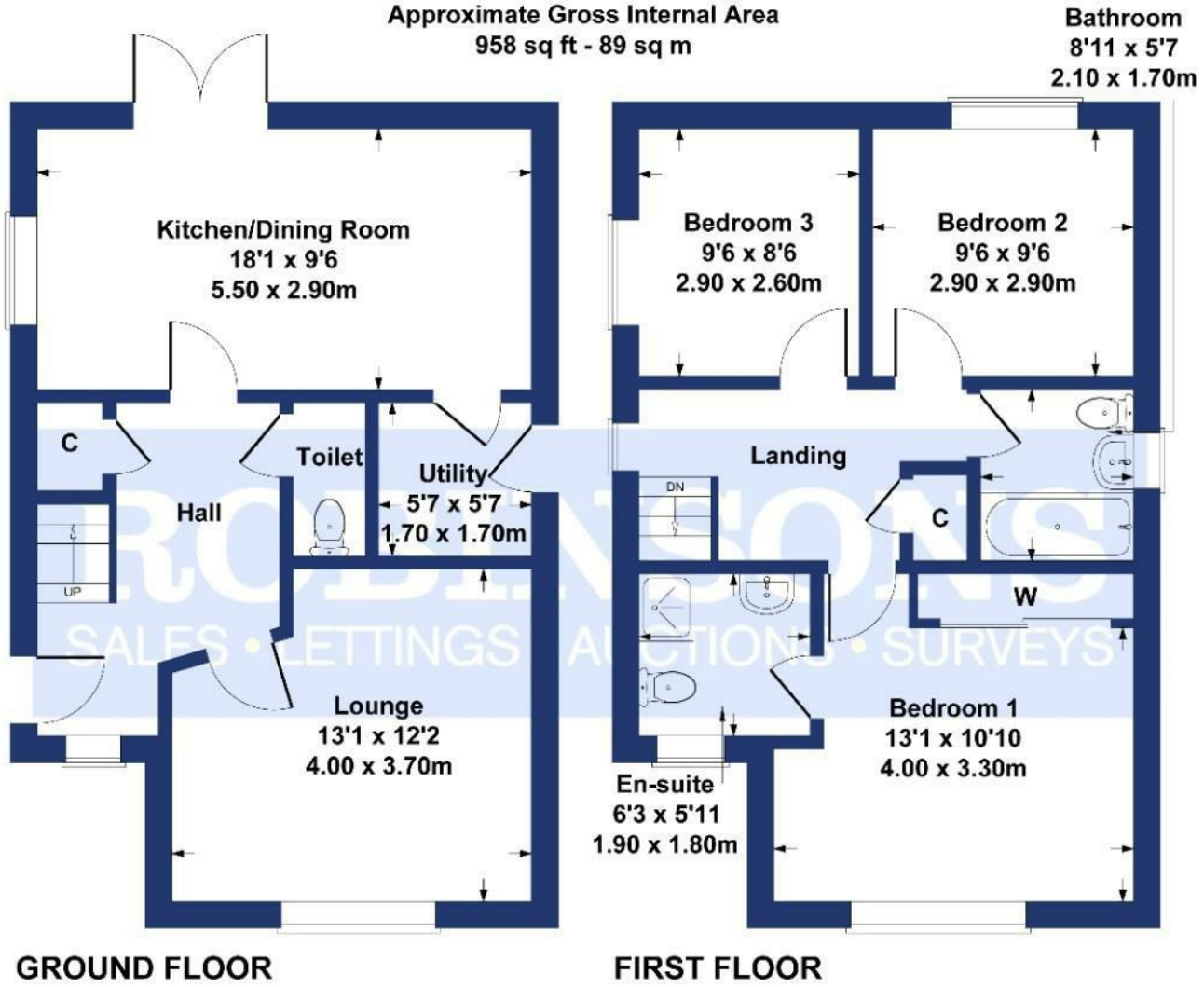


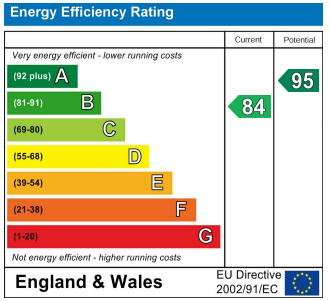




Manor Drive

Approximate Gross Internal Area
958 sq ft - 89 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. 2026

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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