

**Beechwood Close, Sacriston, DH7 6QL**  
**3 Bed - House - Semi-Detached**  
**£150,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Tucked away in a sought-after modern development just a short drive from Durham City, this spacious and well-designed home offers excellent living space across three floors. It's perfect for families or anyone needing flexibility and space.

The ground floor features an entrance hall with downstairs WC, a kitchen with space for a breakfast table, and a generous open-plan lounge and dining area with French doors leading out to the garden. Upstairs on the first floor are two good-sized double bedrooms and the main family bathroom. The top floor is a standout feature, offering a large master bedroom with a walk-in dressing area and its own en-suite shower room.

Outside, there's a good-sized enclosed rear garden, ideal for families or entertaining, along with a driveway and a garage to the front. The property is located in a popular village setting with local shops, schools and amenities nearby, and with easy access to Durham, Chester-le-Street, Newcastle and major road links for commuters.

A great home in a convenient location – early viewing is advised.

#### Hallway

#### W.C

#### Kitchen

#### Lounge

#### FIRST FLOOR

#### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: TBC

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.

#### Bedroom

#### Bedroom

#### Bathroom

#### SECOND FLOOR

#### Bedroom

#### Dressing Area

#### En-Suite

#### EXTERNAL

Outside, there's a good-sized enclosed rear garden, ideal for families or entertaining, along with a driveway and a garage to the front



# OUR SERVICES

Mortgage Advice

Conveyancing

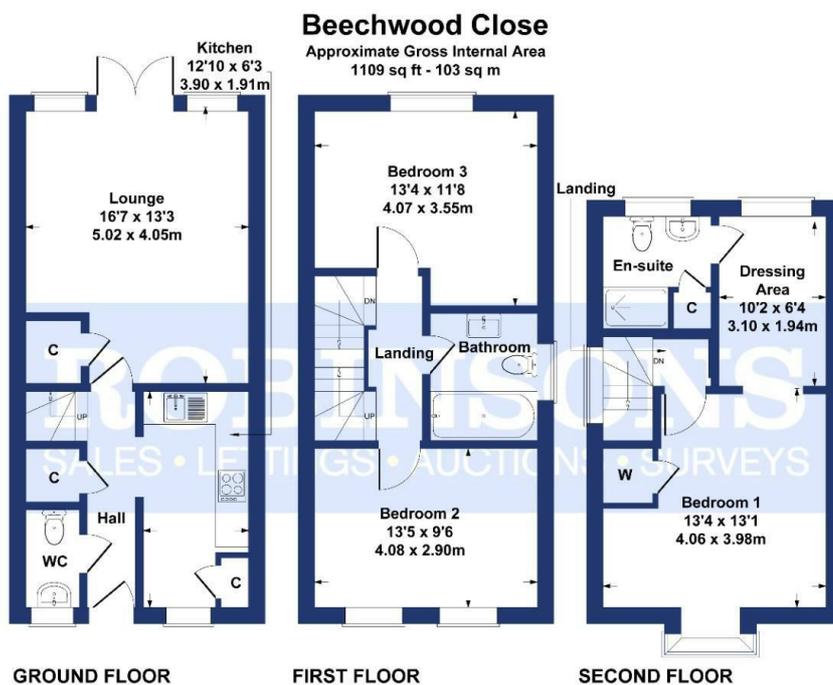
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



GROUND FLOOR

FIRST FLOOR

SECOND 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. 2025

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
102-110	A		
82-101	B		
62-81	C		
42-61	D		
22-41	E		
2-21	F		
1-20	G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.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@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscs.co.uk

www.robinsonsestateagents.co.uk