



Penshaw View, Sacriston, DH7 6UX  
3 Bed - House - Detached  
£215,000

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# Penshaw View

## Sacrison, DH7 6UX

\* NO ONWARD CHAIN \* BEAUTIFULLY PRESENTED AND MUCH IMPROVED \* BREATHTAKING VIEWS \* CUL DE SAC POSITION \* GARAGE \* STUNNING KITCHEN AND BATHROOM \* PRICED TO SELL \*

Offered for sale with no onward chain, this beautifully presented and much improved family home occupies a superb cul de sac position and enjoys breathtaking views across surrounding countryside. Offering spacious accommodation, quality fixtures and fittings, and a generous rear garden, the property is priced to sell and should appeal to a wide variety of buyers.

Refurbished in 2019, the well-proportioned floorplan comprises an entrance lobby, large and inviting lounge and dining room with walk-in bay window, and a beautiful kitchen. To the first floor there are three double bedrooms and a stunning family bathroom finished to an excellent standard.

Externally, the property occupies a pleasant cul de sac plot with a generous rear garden enjoying outstanding views across neighbouring fields and surrounding countryside. There is also a front garden, driveway providing off-street parking and a garage.

Penshaw View forms part of a traditionally sought-after and well-established residential development within Sacrison. The village offers a range of local shops, schools and everyday amenities, while Durham City and Chester le Street are both only a short drive away, providing a wider selection of shopping, restaurants, leisure facilities and transport links. The area also benefits from excellent road connections via the A691 and nearby A1(M), making it an ideal location for commuters.

Please note that the photographs used within these sales particulars were taken in 2024. The property is currently tenanted and we have since carried out a further inspection, viewing the property with the tenant's furniture in situ. We found the property to be in a similar, well-maintained condition, although prospective purchasers should be aware that the presentation may differ from that shown in the photographs.













**Entrance Lobby**

**Lounge**

**Dining Room**

**Kitchen**

**FIRST FLOOR**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**EXTERNAL**

Externally the property occupies a pleasant cul de sac plot with a rear garden of generous size overlooking surrounding fields and countryside. There is also a further lawned garden to the front, a driveway, and garage.

**Agents Notes**

Council Tax: Durham County Council, Band C

Tenure: Freehold.

EPC C

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.

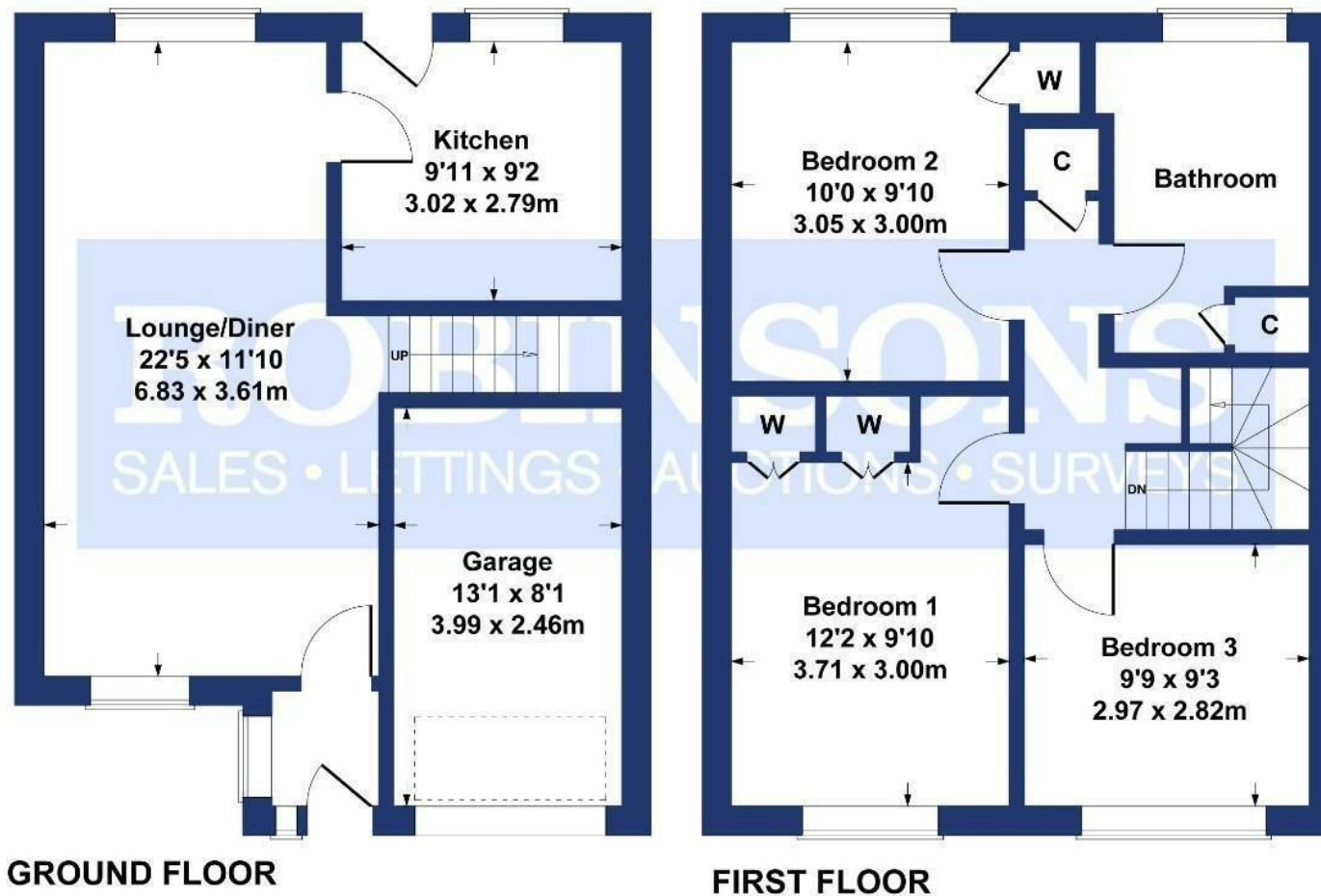
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your 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.



# Penshaw View (Chester Office)

Approximate Gross Internal Area  
1065 sq ft - 98 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. 2019

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         | 84        |
| (81-81) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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.

