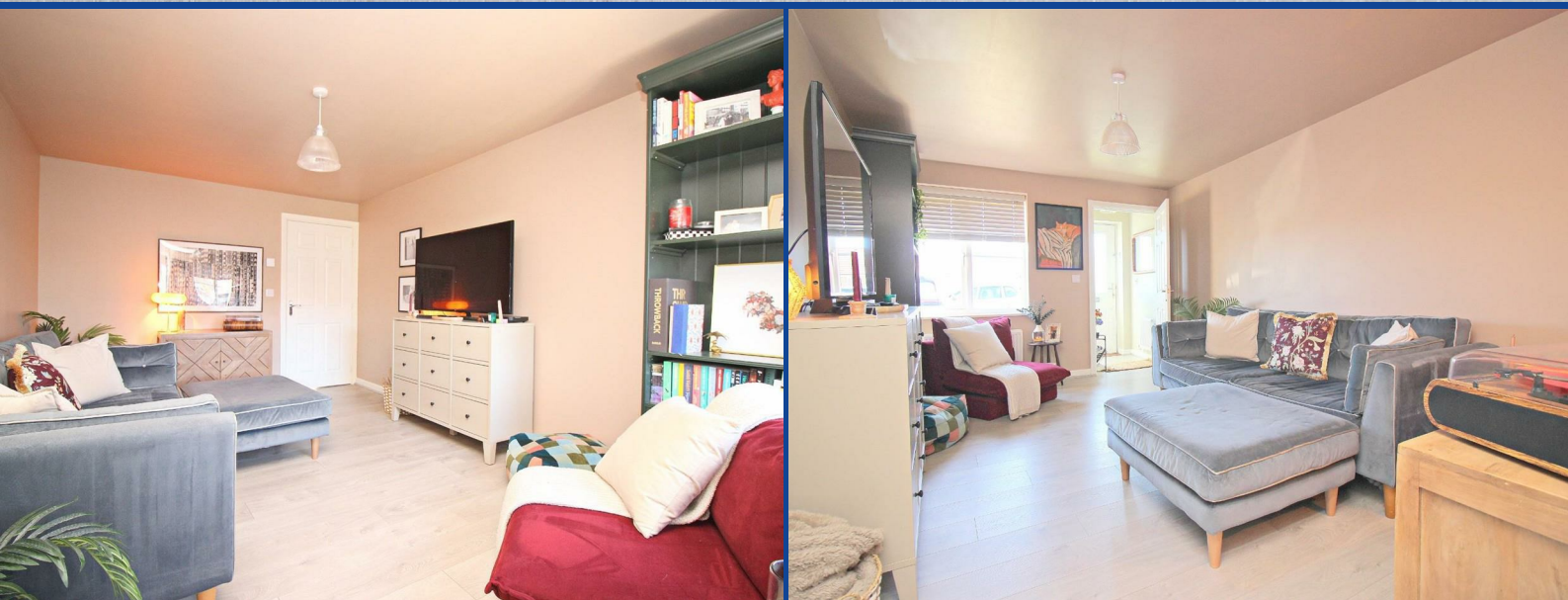




Manor Drive, Sacriston, DH7 6FJ
3 Bed - House - Detached
£190,000

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* WELL PRESENTED * CUL DE SAC POSITION * EN SUITE AND DOWNSTAIRS WC * DOUBLE DRIVEWAY AND GARAGE * ENCLOSED REAR GARDEN * NICE OUTLOOK *

This well presented home occupies a pleasant cul de sac position with a nice outlook and offers practical accommodation ideal for a variety of buyers. The property benefits from a double driveway, garage and enclosed rear garden, along with en suite facilities to the main bedroom.

The floorplan comprises an entrance porch, comfortable lounge, inner lobby and downstairs WC, along with a kitchen diner fitted with a range of units and doors opening out to the rear garden, creating a bright and functional space. To the first floor there are three bedrooms, with the main bedroom benefiting from en suite facilities, in addition to a family bathroom.

Externally, the property has a double driveway to the front providing off-street parking and access to the garage. To the rear there is an enclosed garden offering a pleasant outdoor space with a good degree of privacy.

Manor Drive is situated within Sacriston, a popular village offering a range of local shops, schools and everyday amenities. The area provides convenient access to Durham City, which offers a wider range of retail and leisure facilities, and benefits from good transport links via the A691 and A1(M), making it ideal for commuting. There are also nearby countryside walks and green spaces which further add to the appeal of the location.

AGENT'S NOTES

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

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are 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 – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for

inspection.

Selective licencing area – no

Probate – not applicable

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – You should ask your surveyor and solicitor to enquire about local developments in the area

Accessibility/Adaptations – no

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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Conveyancing

Surveys and EPCs

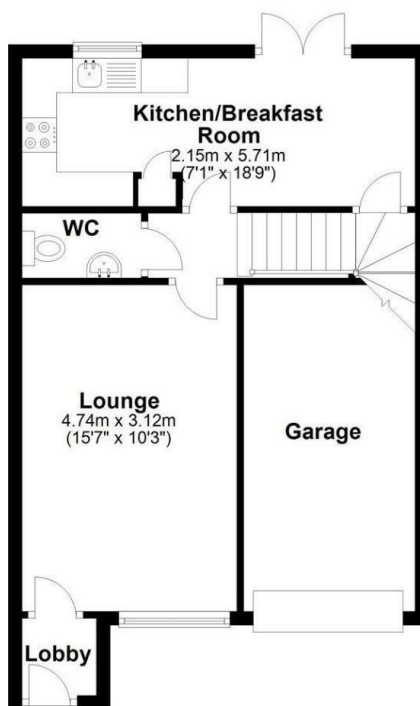
Property Auctions

Lettings and Management

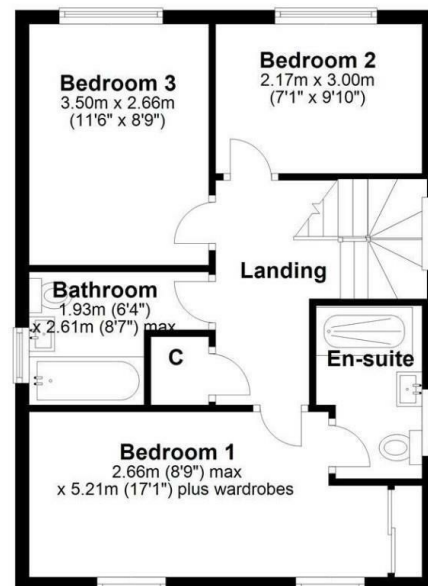
Strategic Marketing Plan

Dedicated Property Manager

Ground Floor
Approx. 47.2 sq. metres (507.7 sq. feet)



First Floor
Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 92.6 sq. metres (996.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
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T: 0174 064 5444

E: info@robinsonswyny ard.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.



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