



Manor Drive, Sacriston, DH7 6FT
3 Bed - House - Detached
£249,950

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Manor Drive Sacriston, DH7 6FT

* NO CHAIN * RARELY AVAILABLE DESIGN * FANTASTIC PLOT * DOUBLE DRIVEWAY AND GARAGE * BEAUTIFULLY PRESENTED * SPACIOUS ROOMS *

Offered for sale with no onward chain is this rarely available and beautifully presented home, occupying a fantastic plot with gardens to both sides and enjoying a pleasant outlook to the front. The property offers generous, well-balanced accommodation with dual aspect windows allowing for excellent natural light throughout, and is ready to move straight into.

The floorplan comprises an entrance hallway, a full length lounge, and a superb full length dining kitchen, creating an ideal space for both everyday living and entertaining. There is also a useful utility room and downstairs WC. To the first floor there are three good sized bedrooms, with the main bedroom being of exceptional size and benefitting from a wardrobe area and en suite. To complete the first there is an attractive family bathroom.

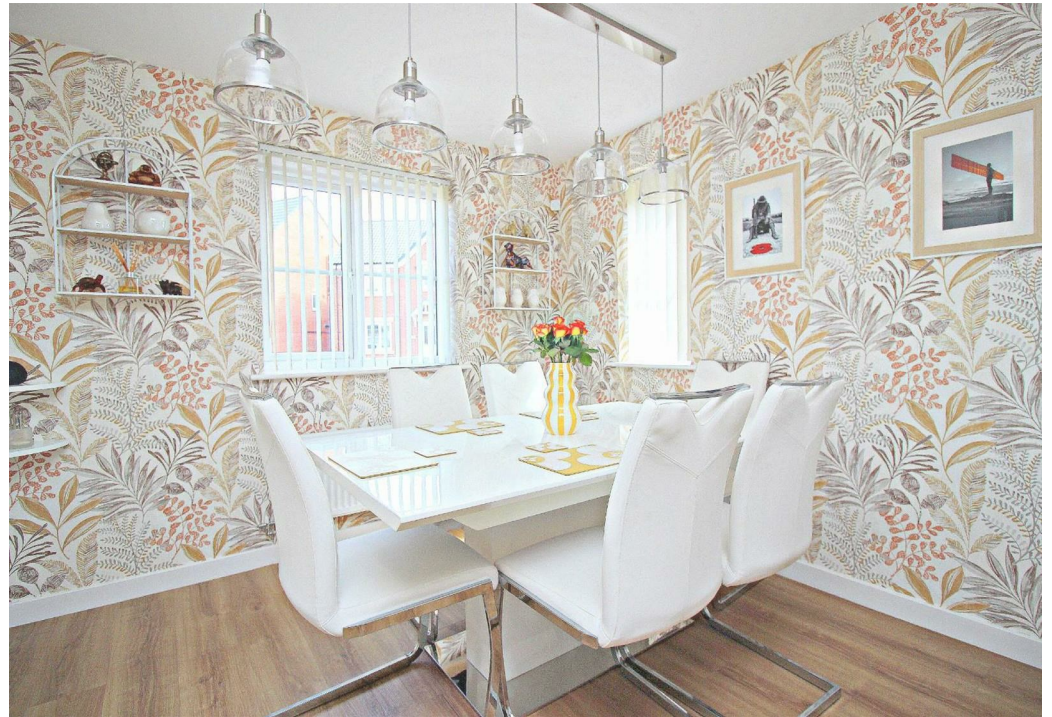
Externally, the property benefits from a double driveway providing ample off-street parking and access to the garage. The gardens are a key feature, extending to both sides of the property and offering a good degree of privacy along with usable outdoor space.

Manor Drive is located in Sacriston, a well-established village offering a range of local shops, schools and everyday amenities. The area provides good access to Durham City, which offers a wider selection of retail, leisure and cultural facilities, and benefits from strong transport links via the A691 and A1 (M), making it ideal for commuting. There are also nearby countryside walks and green spaces, adding to the overall appeal of this convenient and popular location.













GROUND FLOOR

Hallway

Lounge

18'4" x 10'2" (5.6 x 3.1)

Dining Kitchen

18'4" x 9'6" (5.6 x 2.9)

Utility Room

5'10" x 5'2" (1.8 x 1.6)

Downstairs WC

4'7" x 3'3" (1.4 x 1)

FIRST FLOOR

Landing

Bedroom

18'4" x 10'5" (5.6 x 3.2)

En-Suite

7'2" x 3'11" (2.2 x 1.2)

Bedroom

10'9" x 8'6" (3.3 x 2.6)

Bedroom

9'2" x 7'6" (2.8 x 2.3)

Bathroom

7'2" x 6'2" (2.2 x 1.9)

EXTERNALLY

Garage

17'8" x 8'10" (5.4 x 2.7)

AGENT'S NOTES

Council Tax: Durham County Council, Band C - Approx. £2,331 p.a

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 – NA

Rights & Easements – None known, check with seller

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 instruct your solicitor to do a search of local planning applications in the area.

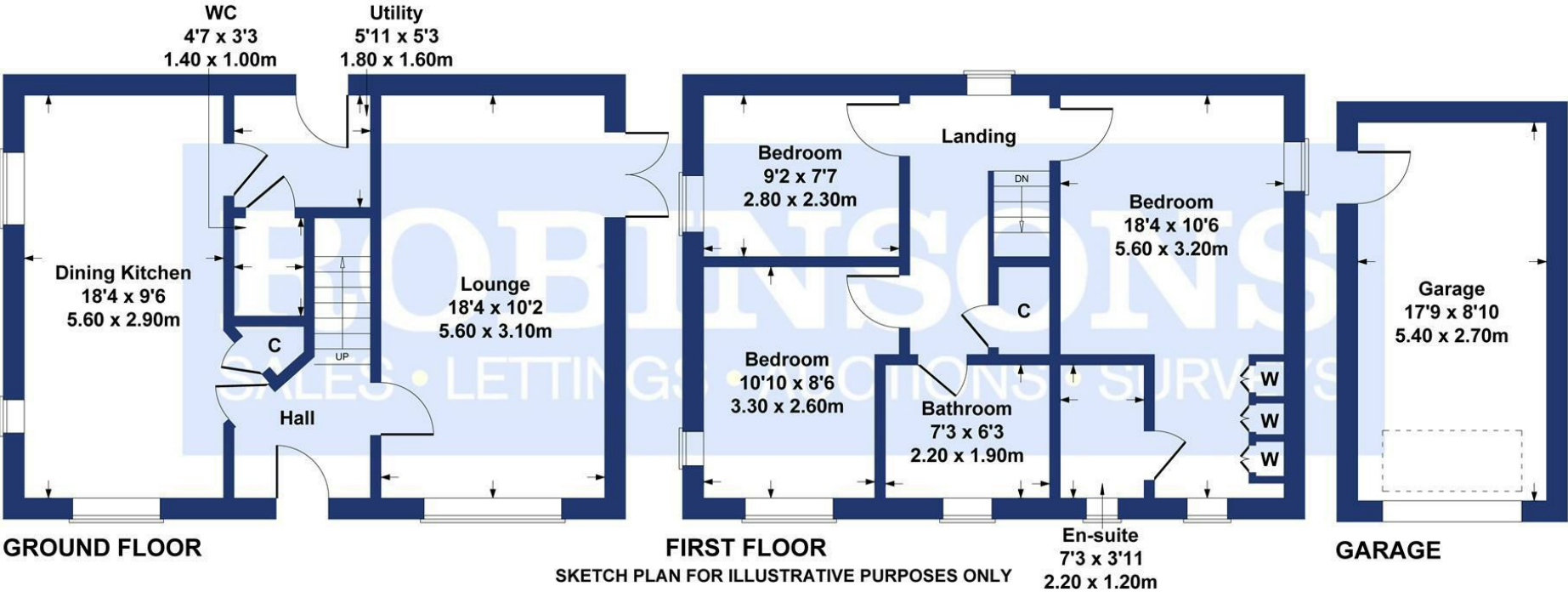
Accessibility/Adaptations – no

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

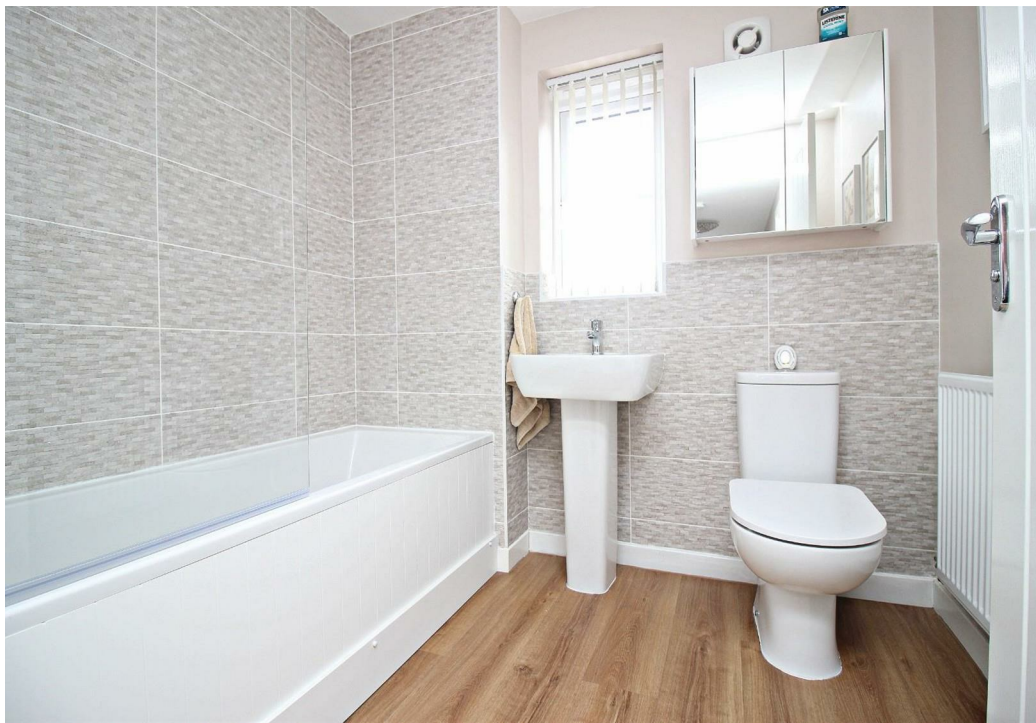


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Manor Drive Approximate Gross Internal Area 1184 sq ft - 110 sq m



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









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