



Plawsworth Road, Sacriston, DH7 6PD
3 Bed - House - Mid Terrace
Offers Over £120,000

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Plawsworth Road Sacriston, DH7 6PD

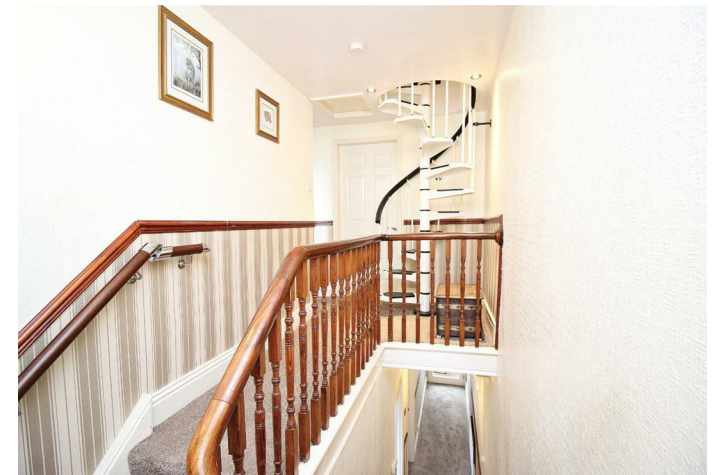
* IMPROVED FAMILY HOME * TWO RECEPTION ROOMS * NICE VIEWS TO REAR * PARKING, DETACHED DOUBLE LENGTH GARAGE, AND A GARDEN * LARGE, WELL PROPORTIONED ROOMS * LARGE LOFT SPACE *

Available to purchase is this incredibly spacious, period-style three bedroom mid-terraced home with a large loft space accessed via a spiral staircase. The property features generously sized rooms full of charm and character, pleasant views to the rear, and excellent outside space including a double length detached garage and a garden. It has been improved by the current owner, including the installation of new carpets, new doors, fencing, and decking.

The internal layout comprises an entrance lobby, hallway, lounge, separate dining room, and a kitchen. To the first floor is a feature turning staircase, three well proportioned bedrooms, a shower room, and a WC. On the second floor is a sizeable loft space, accessed from the landing via a spiral staircase.

Externally, there's a small courtyard to the front and a rear yard, with new fencing and decking recently added. Across a small service lane at the rear is a detached garage and a private, pleasant garden.

The home is located in Sacriston, a popular village in County Durham just 3 miles from Durham City. It offers a good range of local amenities including shops, takeaways, schools, a pharmacy, and a medical centre, along with regular public transport links to Durham, Chester-le-Street and Newcastle. It's ideal for families, commuters or anyone wanting easy access to the city while enjoying village life. There are several green spaces and walking routes nearby, and the A167 is easily accessible for those travelling by car. Early viewing is recommended.











GROUND FLOOR

Entrance Lobby

Hallway

Lounge

16'0" x 12'9" max (4.9 x 3.9 max)

Dining Room

14'5" x 12'9" (4.4 x 3.9)

Kitchen

14'1" x 7'10" (4.3 x 2.4)

FIRST FLOOR

Landing

Bedroom

10'9" x 10'2" (3.3 x 3.1)

Bedroom

12'5" x 6'10" to wardrobes (3.8 x 2.1 to wardrobes)

Bedroom

12'5" x 7'2" (3.8 x 2.2)

WC

Shower Room

7'10" x 6'2" (2.4 x 1.9)

SECOND FLOOR

Loft Space

18'4" x 16'0" max (5.6 x 4.9 max)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 20 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

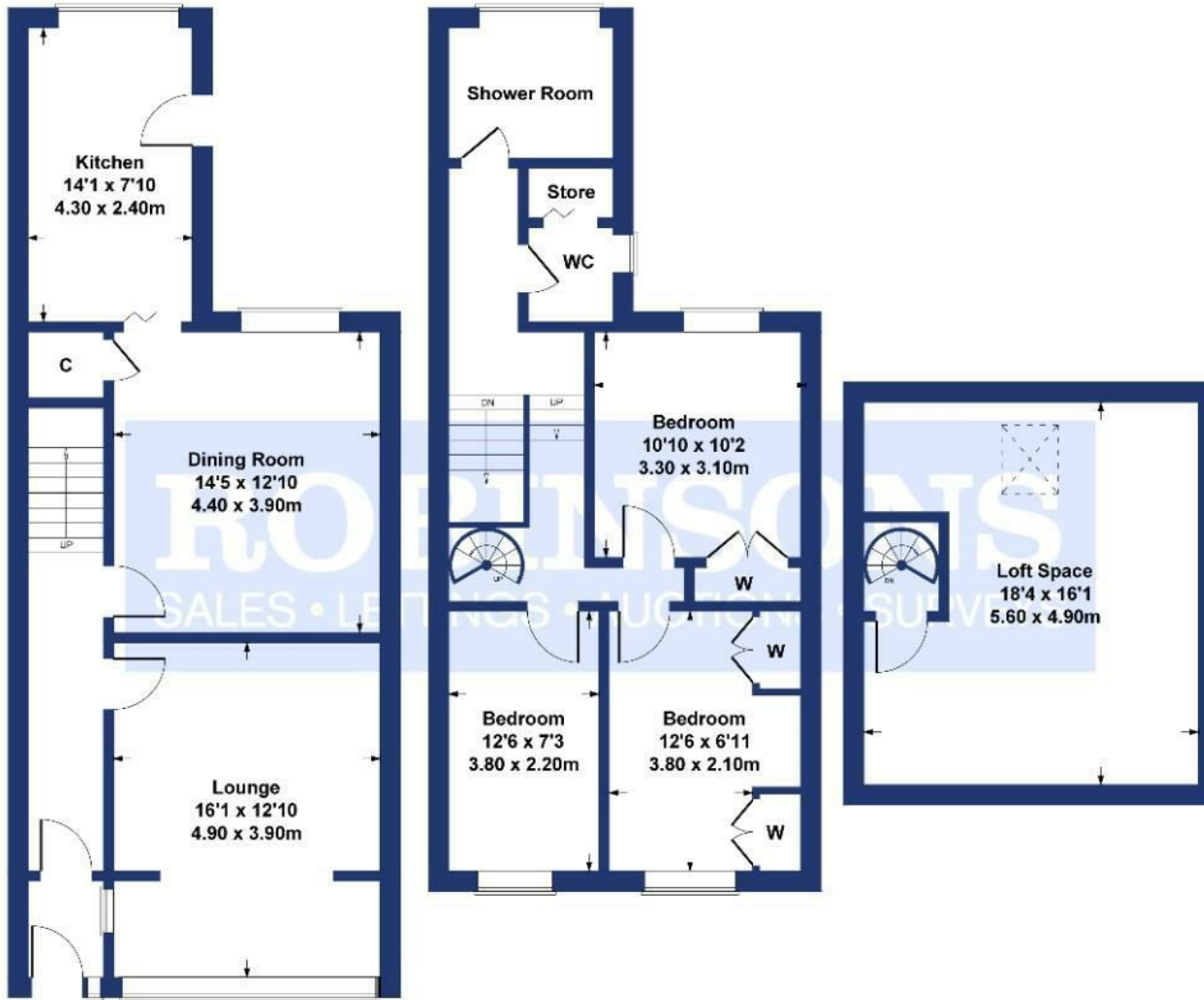
Council Tax: Durham County Council, Band A- Approx. £1,469 p.a

Energy Rating: D

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. Robnsons cannot accept liability for any information provided.

Plawsworth Road

Approximate Gross Internal Area
1485 sq ft - 138 sq m



GROUND FLOOR

FIRST FLOOR

LOFT

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		58	76
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.



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