Holly Crescent, Sacriston, DH7 6PS
3 Bed - House - Semi-Detached
£150,000

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Holly Crescent
Sacriston, DH7 6PS

* EXTENDED AND ALTERED FLOORPLAN * STUNNING KITCHEN / FAMILY ROOM * WRAP AROUND DRIVEWAY * MULTI FUEL BURNING FIRE * UTILITY ROOM AND DOWNSTAIRS WC * LOVELY ENCLOSED REAR GARDEN *

This extended, altered, and well presented home occupies a fantastic plot within a popular part of Sacriston and offers spacious accommodation ideally suited to modern family living. The property combines generous room sizes with practical features throughout, including a superb kitchen and family room, extensive parking and attractive outdoor space.

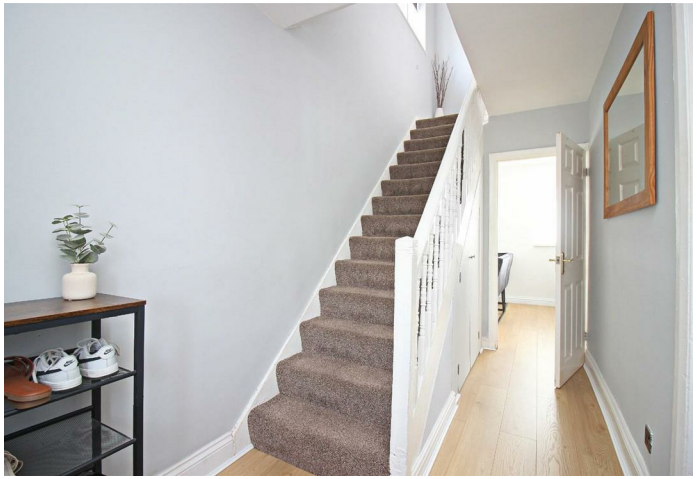
The floorplan comprises an entrance hallway, a lovely warm lounge featuring a multi fuel burning fire, and a stunning kitchen and family room which forms the heart of the home. This impressive space includes a fitted kitchen with breakfast bar and ample room for dining, seating and television areas, making it ideal for both everyday living and entertaining. There is also a useful utility room with downstairs WC.

To the first floor there are three good sized bedrooms and a bathroom fitted with a white suite.

Externally, the property enjoys a wrap around driveway providing off-street parking for several vehicles and access to the garage. There is also a useful side area, an enclosed rear garden with patio seating area and an external wood store serving the multi fuel fire. The plot is a particular feature of the property, offering excellent outdoor space and versatility.

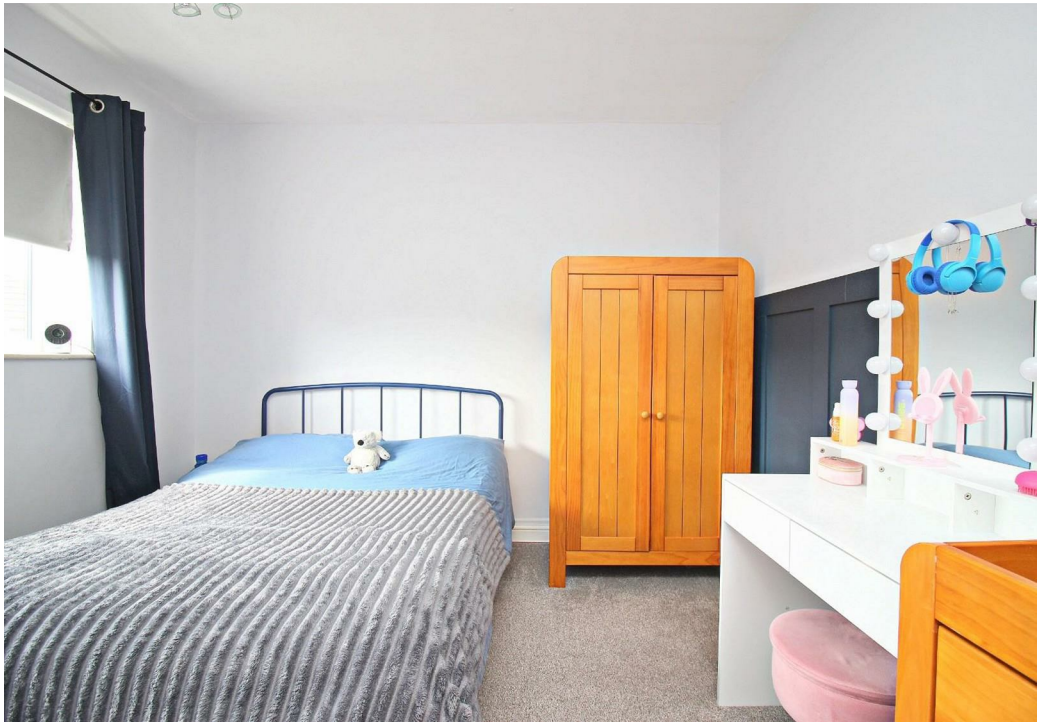
Holly Crescent is situated within Sacriston, a well-established village offering a range of local shops, schools and everyday amenities. Durham City is only a short drive away and provides a wider selection of shopping, leisure and recreational facilities. The area benefits from excellent transport links via the A691 and nearby A1(M), making commuting to Durham, Newcastle and surrounding areas straightforward. There are also attractive countryside walks and open green spaces nearby, adding further appeal to this convenient location.

Early viewing comes highly recommended.



HOME

HOME



GROUND FLOOR

Hallway

Lounge
13'9" x 13'1" (4.2 x 4)

Kitchen / Family Room
26'2" x 8'10" (8 x 2.7)

WC / Utility
8'2" x 4'11" (2.5 x 1.5)

Garage
13'1" x 8'6" (4 x 2.6)

FIRST FLOOR

Landing

Bedroom
12'5" x 11'1" (3.8 x 3.4)

Bedroom
11'1" x 10'5" (3.4 x 3.2)

Bedroom
8'6" x 6'6" (2.6 x 2)

Bathroom
8'6" x 4'7" (2.6 x 1.4)

AGENT'S NOTES
Council Tax: Durham County Council, Band A
Tenure: Freehold

EPC - C

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

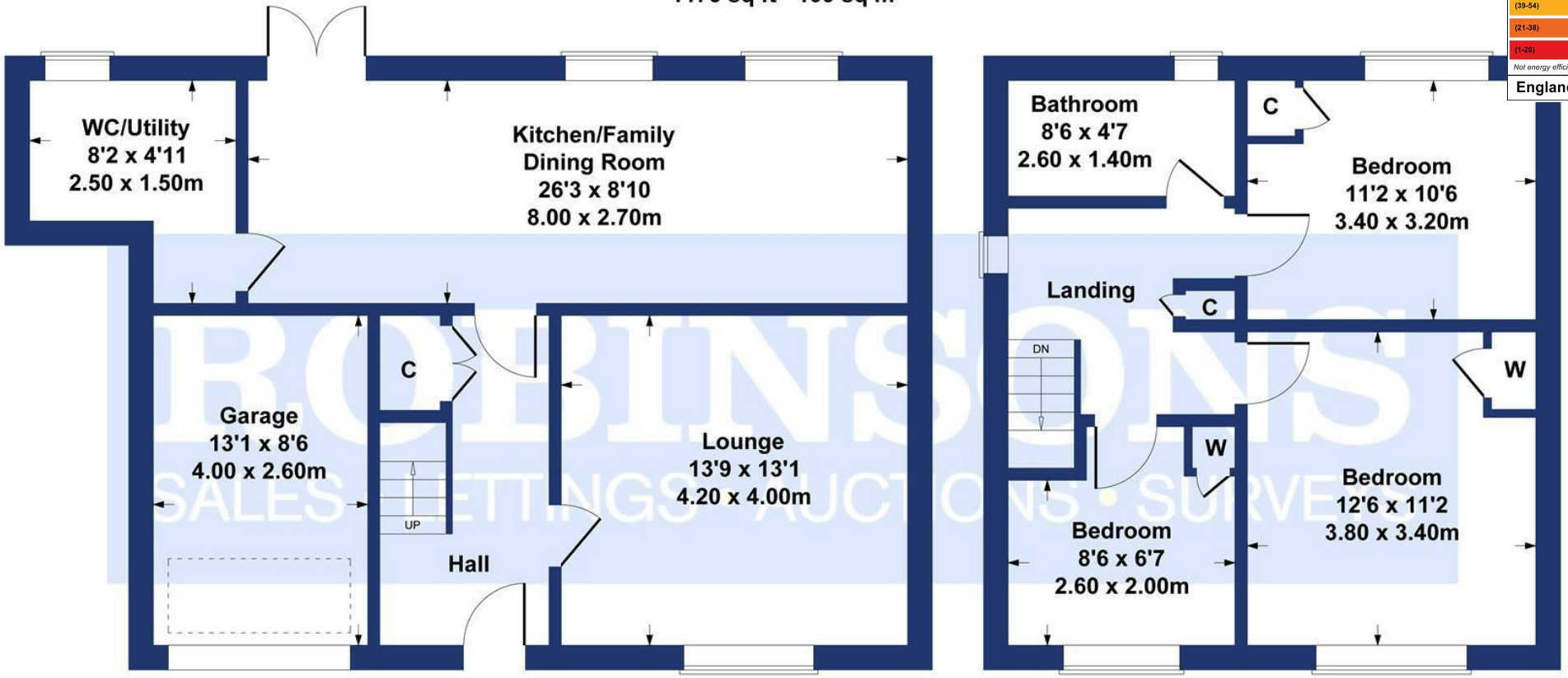
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
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 – Nothing in the local area to affect this property that we are aware of.
Adaptations – extension and alteration of floorplan
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.

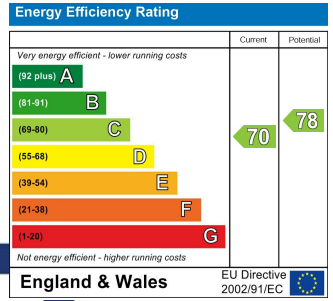
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Holly Crescent

Approximate Gross Internal Area
1173 sq ft - 109 sq m



GROUND FLOOR **FIRST 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. 2026

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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