



South Street, Sherburn Village, DH6 1HP
3 Bed - House - End Terrace
£189,995

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South Street Sherburn Village, DH6 1HP

Rare Opportunity ** Pleasant Position ** Large Plot With Rear Views & Southerly Aspect ** Good Future Extension Potential ** Village Location Outskirts of Durham ** Well Presented & Spacious ** Parking & Detached Garage ** GCH & Upvc Double Glazing ** Early Viewing Advised **

The floor plan comprises; entrance hallway, useful utility room, convenient cloak/WC, open plan kitchen and dining area, fitted with a range of modern units, large family sized lounge with breakfast area, feature inglenook style fireplace with multi fuel burner, and large patio doors overlooking and leading out to the rear garden and patio area. The first floor has three good size bedrooms and bathroom/WC which includes over bath shower. Outside, the property occupies a large plot offering good extension potential with rear and side gardens, detached garage and parking.

Sherburn Village is a well-established and popular village located around four miles east of Durham City, offering an appealing balance between countryside living and everyday convenience. The village has a strong community feel and benefits from a good range of local amenities including convenience shops, a Co-op, a pharmacy, GP surgery, primary school, library, pubs, takeaways and community facilities, making day-to-day living easy without needing to travel far. For outdoor enjoyment, there are green spaces and nearby walking and cycling routes, including access to former railway paths and surrounding countryside. Sherburn is particularly well connected, with regular bus services providing easy access into Durham City and neighbouring villages, while road users benefit from quick links to the A688 and A1(M), allowing straightforward travel to Durham, Sunderland, Newcastle and wider North East commuter routes. Overall, Sherburn appeals to buyers looking for a village lifestyle with practical amenities, good transport connections and close proximity to the cultural, retail and employment opportunities of Durham City.













GROUND FLOOR

Hallway

Utility Room

8'02 x 5'07 (2.49m x 1.70m)

W C

Kitchen Diner

17'10 x 12'0 (5.44m x 3.66m)

Lounge

17'10 x 15'08 (5.44m x 4.78m)

FIRST FLOOR

Bedroom

17'05 x 9'05 (5.31m x 2.87m)

Bedroom

10'09 x 9'05 (3.28m x 2.87m)

Bedroom

14'01 x 8'0 (4.29m x 2.44m)

Bathroom/WC

8'0 x 7'08 (2.44m x 2.34m)

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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

Rights & Easements – None known - seller advised they now own the strip of land between house and garden.

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

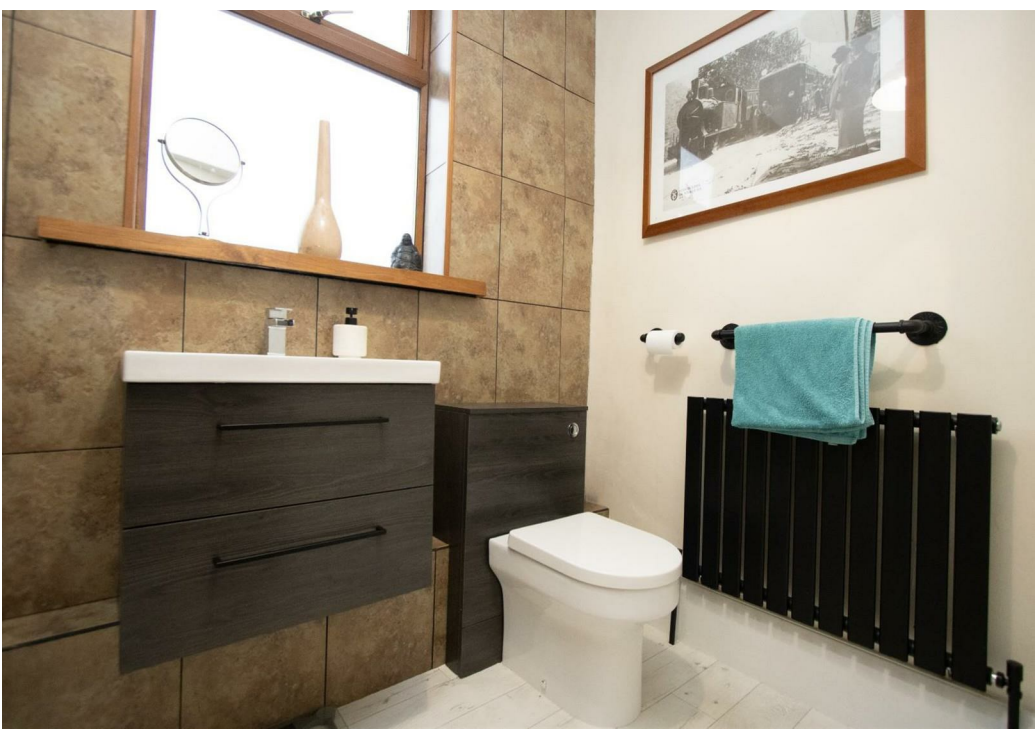
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

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

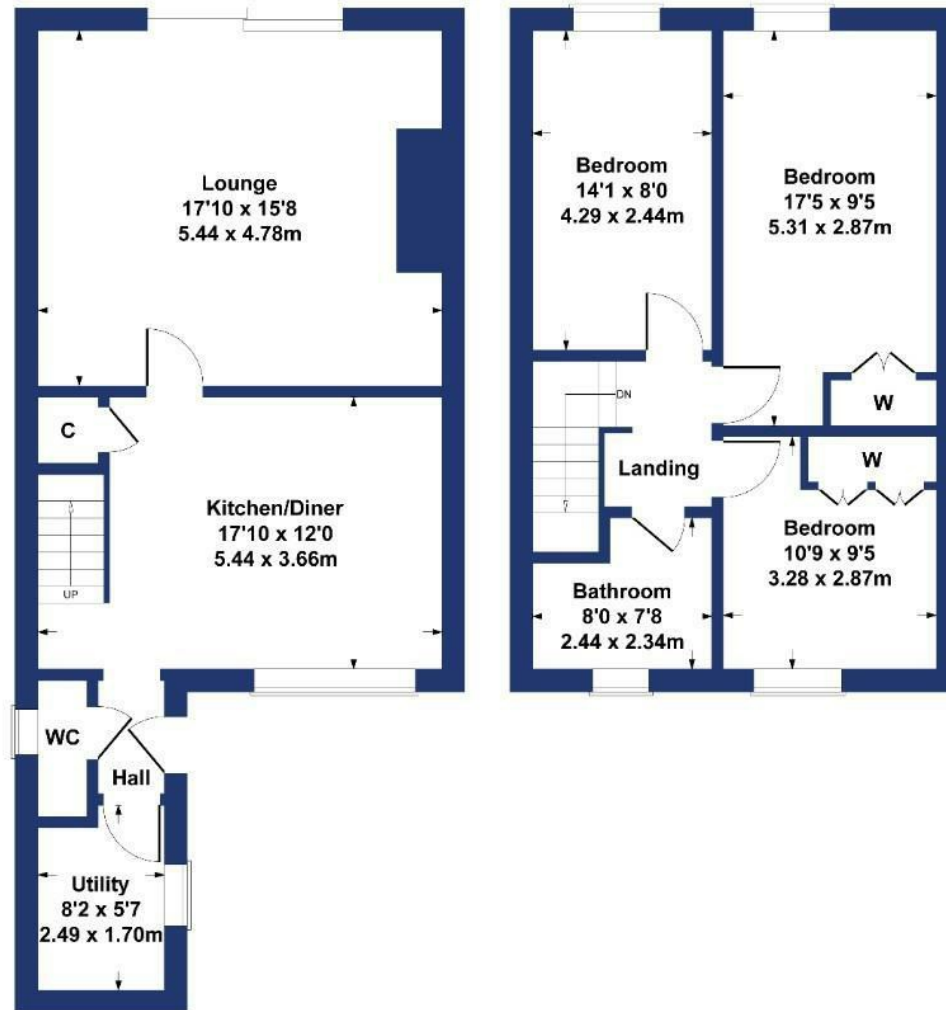
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



South Street

Approximate Gross Internal Area
1084 sq ft - 101 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

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		
		EU Directive 2002/91/EC

76

53

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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