



Deneside, Sacriston, DH7 6DE  
3 Bed - House - Semi-Detached  
£165,000

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## Deneside Sacriston, DH7 6DE

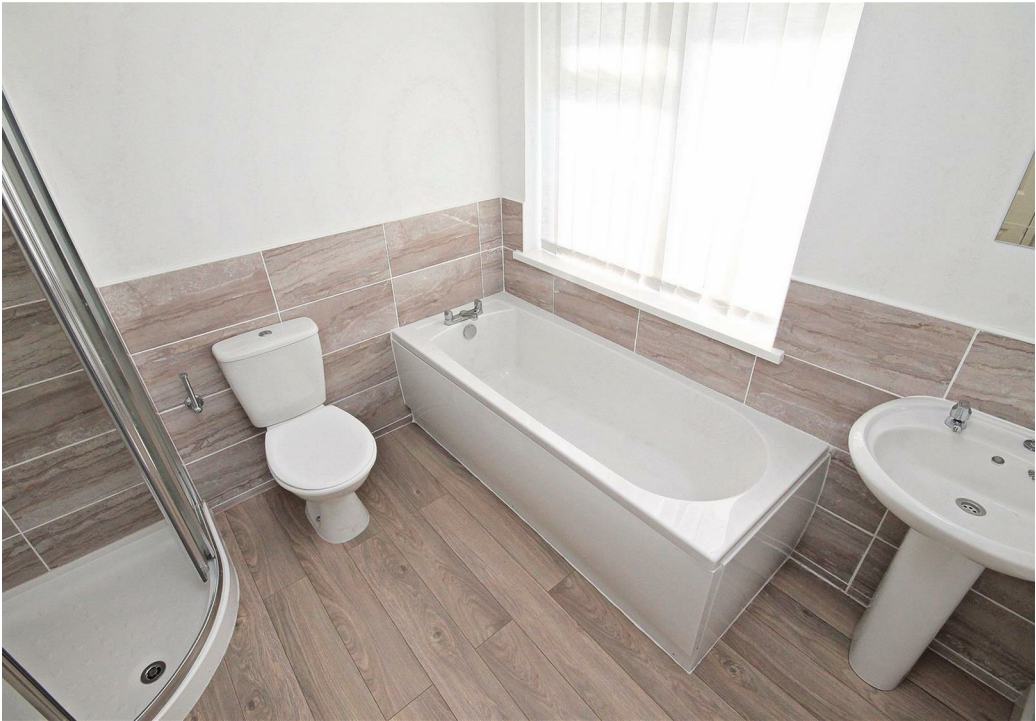
No Upper Chain \*\* Early Viewing Advised \*\* Pleasant Position \*\* Southerly Rear Aspect \*\* Ideal First or Family Home \*\* Well Presented  
\*\*Village Location Outskirts of Durham & Chester Le Street \*\* Garage & Gardens \*\* Upvc Double Glazing & GCH \*\*

Internally the property is of good size throughout and comprises of: entrance porch, hallway, large inviting lounge and dining area with patio doors leading to the rear garden, modern fitted kitchen with door to the utility room, downstairs WC and garage. The first floor has three well proportioned bedrooms and bathroom with separate shower cubicle. The home is further complimented by gardens to the front and rear, off street car parking and garage.

Sacriston, located on the outskirts of Durham City, is a village offering a blend of modern convenience and rural tranquillity, making it an appealing choice for potential property buyers. The village provides a variety of housing options, suitable for families, professionals, and retirees alike. Sacriston features several local amenities, including shops, cafes, and pubs, as well as essential services like schools and healthcare facilities. For those who enjoy outdoor activities, there are parks and green spaces nearby, offering opportunities for walks and nature exploration. Transport links are convenient, with regular bus services connecting the village to the nearby city of Durham, which is only about 4 miles away, providing access to a broader range of shopping, dining, and cultural attractions. Additionally, Sacriston benefits from easy access to the A167, making commuting to Durham, Newcastle, and other surrounding areas straightforward.









## **GROUND FLOOR**

**Entrance Porch**

**Hallway**

**Lounge and Dining Room**

**Kitchen**

**Utility Room**

**WC**

## **FIRST FLOOR**

**Bedroom**

**Bedroom**

**Bedroom**

**Bathroom**

## **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 33 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

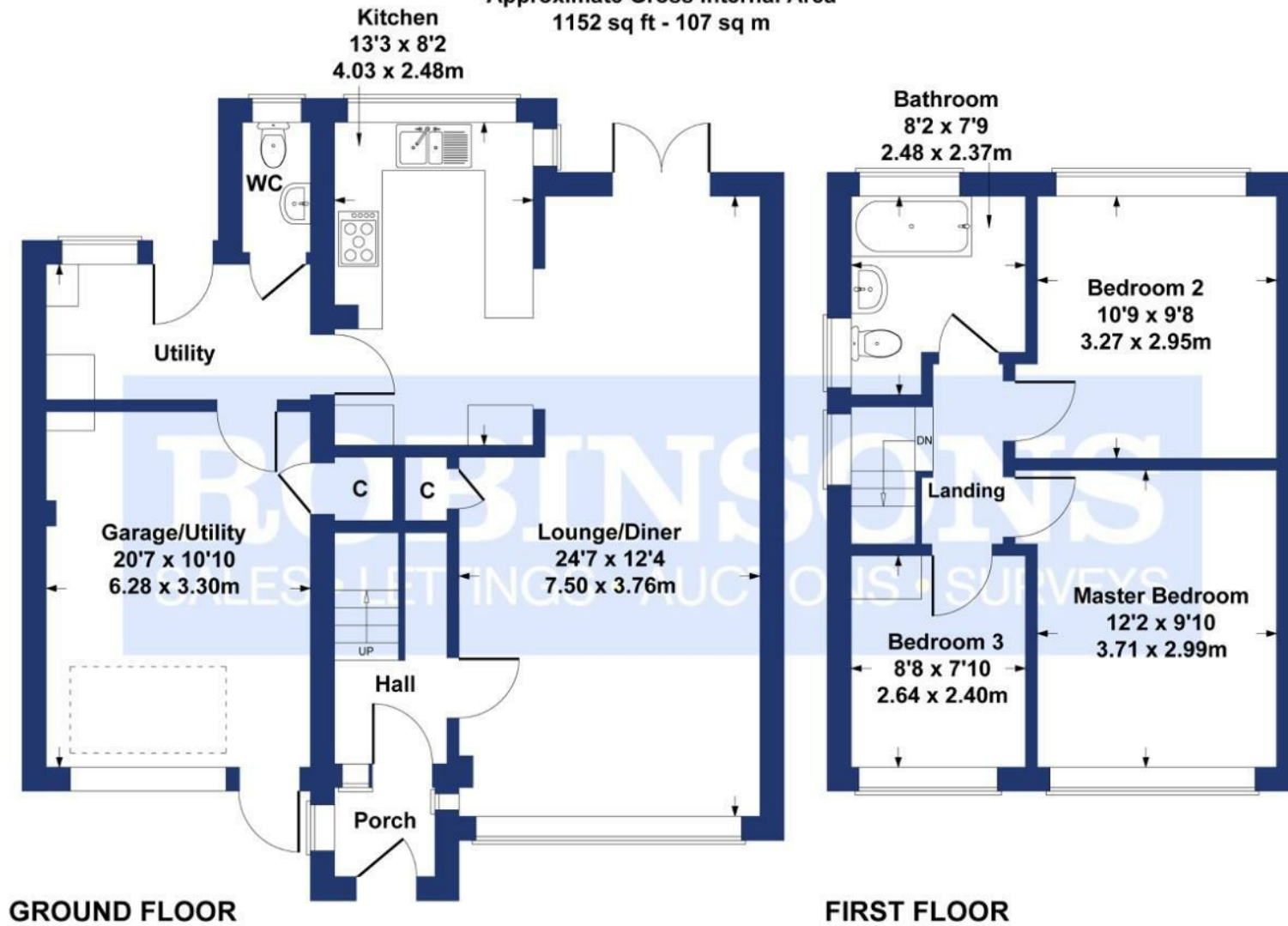
Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

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. Robinsons cannot accept liability for any information provided.

# Deneside

Approximate Gross Internal Area  
1152 sq ft - 107 sq m



## 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. 2025

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| (92 plus) <b>A</b>                          |         | 79                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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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