

Highfield, Sacriston, DH7 6HN  
3 Bed - House - Semi-Detached  
O.I.R.O £135,000

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This attractive home offers generous living space throughout, beginning with a bright and spacious lounge featuring a charming traditional fireplace and a large bay window that floods the room with natural light. A separate dining room enjoys direct access to the rear garden through patio doors, ideal for entertaining or family meals. The well-appointed kitchen is complemented by a rear passageway that includes a guest W/C and convenient internal access to the garage.

Upstairs, the accommodation includes three well-proportioned bedrooms: a sizeable master bedroom, a second double with built-in storage, and a third single bedroom ideal as a nursery, guest room, or home office. A sleek, contemporary family bathroom completes the upper level with a stylish three-piece suite.

Externally, the property is enhanced by neatly maintained gardens to both the front and rear, providing peaceful spaces for outdoor enjoyment. A private gated driveway and integral garage ensure ample parking and additional storage options.

Sacrison, 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. Sacrison 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, Sacrison benefits from easy access to the A167, making commuting to Durham, Newcastle, and other surrounding areas straightforward.

## GROUND FLOOR

### Entrance Porch

#### Hallway

17'4" x 6'0" (5.3 x 1.83)

#### Living Room

13'8" x 12'2" (4.17 x 3.72)

#### Dining Room

12'0" x 10'9" (3.66 x 3.28)

#### Kitchen

13'6" x 7'10" (4.13 x 2.39)

#### WC

3'9" x 2'9" (1.15 x 0.86)

### Garage

24'3" x 7'10" (7.4 x 2.41)

## FIRST FLOOR

### Bedroom

12'9" x 12'1" (3.91 x 3.69)

### Bedroom

12'2" x 9'10" (3.73 x 3.0)

### Bedroom

6'5" x 6'2" (1.96 x 1.88)

### Bathroom

6'5" x 6'3" (1.98 x 1.91)

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18Mbps, Superfast 68Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

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



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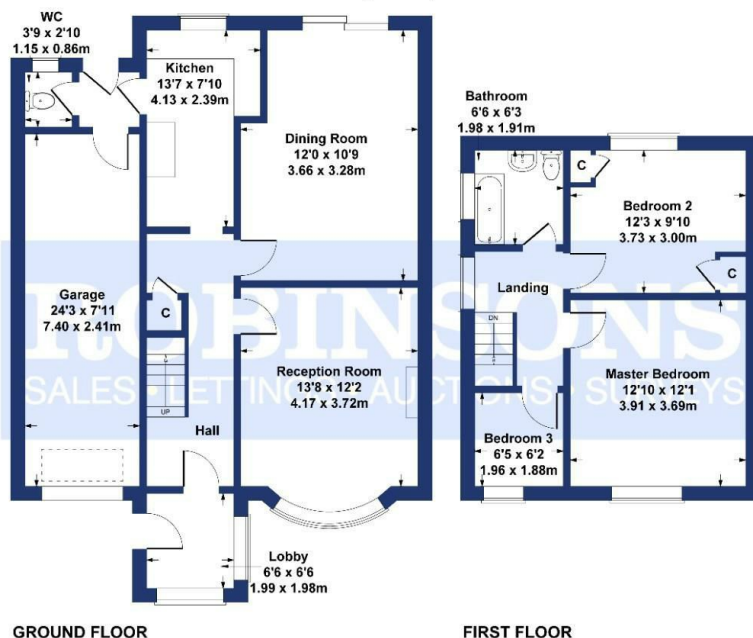
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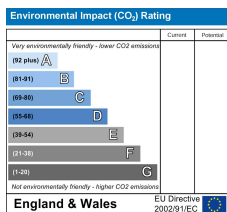
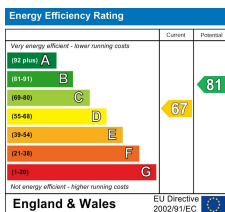
**Highfield**  
Approximate Gross Internal Area  
1313 sq ft - 122 sq m



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.

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