



Park Road, Sherburn Village, DH6 1EA
2 Bed - House - Semi-Detached
O.I.R.O £142,500

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Park Road

Sherburn Village, DH6 1EA

Superb Family or First Home ** Extended Floor Plan ** Popular & Convenient Village ** Outskirts of Durham ** Good Local Amenities & Road Links ** Sunny Rear Aspect ** Parking & Gardens ** New Roof 2022 ** Upvc Double Glazing & GCH Via 2023 Combi ** Must Be Viewed **

The floor plan comprises; entrance vestibule, comfortable lounge with feature decorative fireplace, walk through to the superb fitted kitchen which has some integral appliances and opens to the dining room leading to the rear garden, utility area and Cloak/WC. The first floor has two bedrooms and family bathroom/wc fitted with a white suite and over bath shower. Outside there are front and rear gardens and side access. The front has a block paved driveway for off street parking and side access which leads to the detached garage, ideal for storage or motorcycles. The rear garden is of a good size with sunny aspect, lawned and patio areas.

Sherburn Village in Durham is a charming, historic settlement that combines rural tranquillity with easy access to urban amenities. Just a few miles east of Durham, it offers a peaceful village lifestyle close to the city's conveniences.

The village features a primary school, local shops, and cosy pubs, along with green spaces and scenic spots like Sherburn Beck for outdoor activities. It's a safe, family-friendly area with good local schooling and nearby secondary options in Durham.

Excellent transport links, including proximity to the A1(M) and public transport, make commuting to Durham, Newcastle, and beyond straightforward.









Ground Floor

Entrance Vestibule

Lounge

14'4" x 13'10" (4.37 x 4.22)

Kitchen

13'10" x 10'0" (4.22 x 3.05)

Dining Room

12'6" x 8'8" (3.81 x 2.64)

Utility Area

Cloak/WC

First Floor

Bedroom

14'1" x 10'2" (4.29 x 3.10)

Bedroom

10'6" x 10'0" (3.20 x 3.05)

Bathroom/Wc

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: C

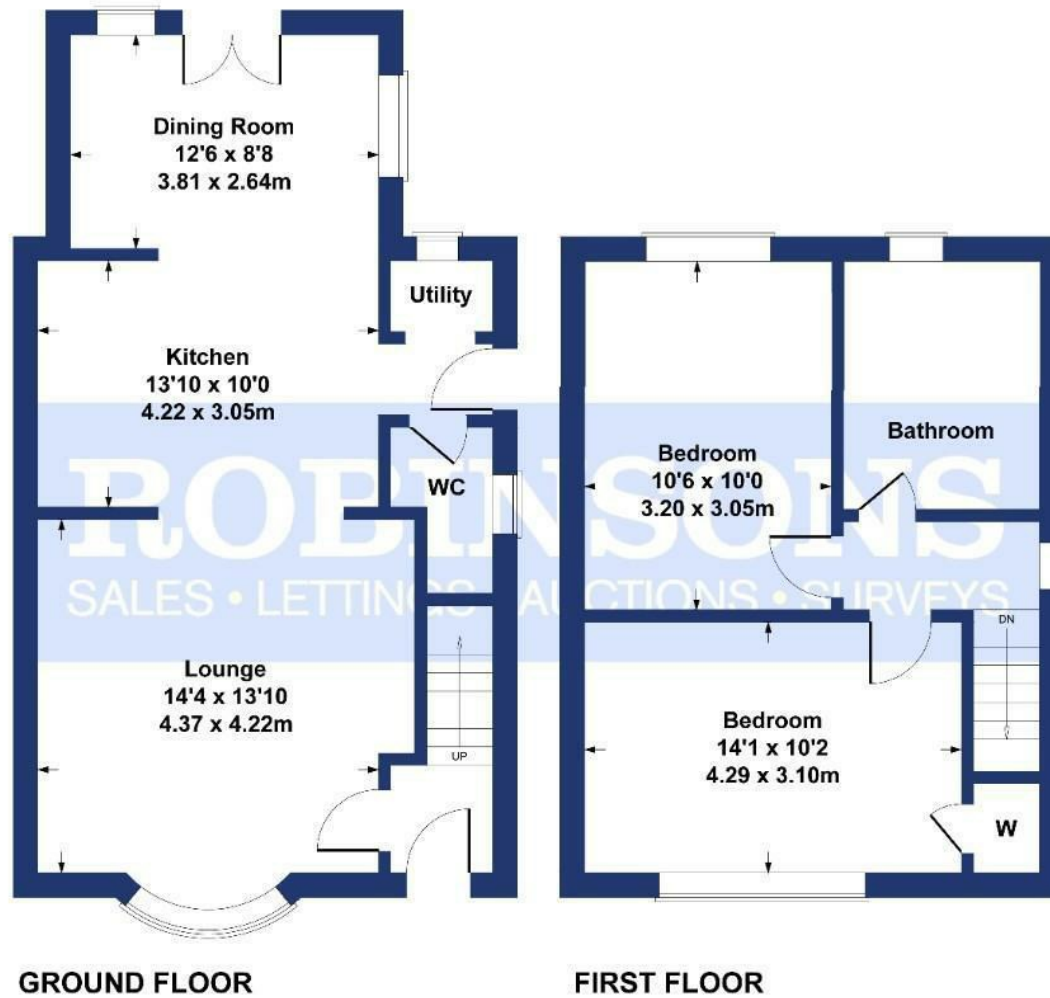
Property images; The property images are from previous time on the market 2021



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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Approximate Gross Internal Area
970 sq ft - 90 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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B		
(69-80)	C	69	
(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

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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