



Temperley Way, Sacriston, DH7 6FH
3 Bed - House - Detached
O.I.R.O £175,000

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Modern Detached Home ** Pleasantly Situated ** Gardens, Driveway & Garage ** Village Location ** Outskirts of Durham & Chester Le Street ** Local Amenities & Good Road Links ** Must be Viewed **

The floor plan comprises: entrance lobby, comfortable lounge, inner hallway, cloak/WC and modern fitted kitchen diner with a range of integral appliances and french doors opening to the rear garden. The first floor has three bedrooms, master en-suite shower room/WC and family bathroom/WC. Outside the property occupies a pleasant position and has front driveway parking which leads to the integral garage. The rear garden is of a good size, landscaped with lawn and patio areas.

The property occupies a pleasant position on a popular development, which lies close to a range of local shops and schools. There are a range of amenities which are available within the village, with a more comprehensive range of shopping and recreational facilities and amenities available within nearby Chester-le-Street and Durham. Sacriston is well placed for commuting purposes as it lies a short drive from the A(167) Highway which provides good road links to other regional centres.



GROUND FLOOR

Entrance Lobby

Lounge
15'7 x 10'3 (4.75m x 3.12m)

Inner Hallway

Cloak/WC

Kitchen Diner
18'9 x 7'1 (5.72m x 2.16m)

FIRST FLOOR

Bedroom
17'1 x 8'9 (5.21m x 2.67m)

En-Suite Shower Room/WC

Bedroom
11'6 x 8'9 (3.51m x 2.67m)

Bedroom
9'10 x 7'1 (3.00m x 2.16m)

Bathroom/WC
8'7 x 6'4 (2.62m x 1.93m)

- Agent Notes**
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 29Mbps, Ultrafast 500Mbps
Mobile Signal/Coverage: Poor to Average
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx £1959pa
Energy Rating: B

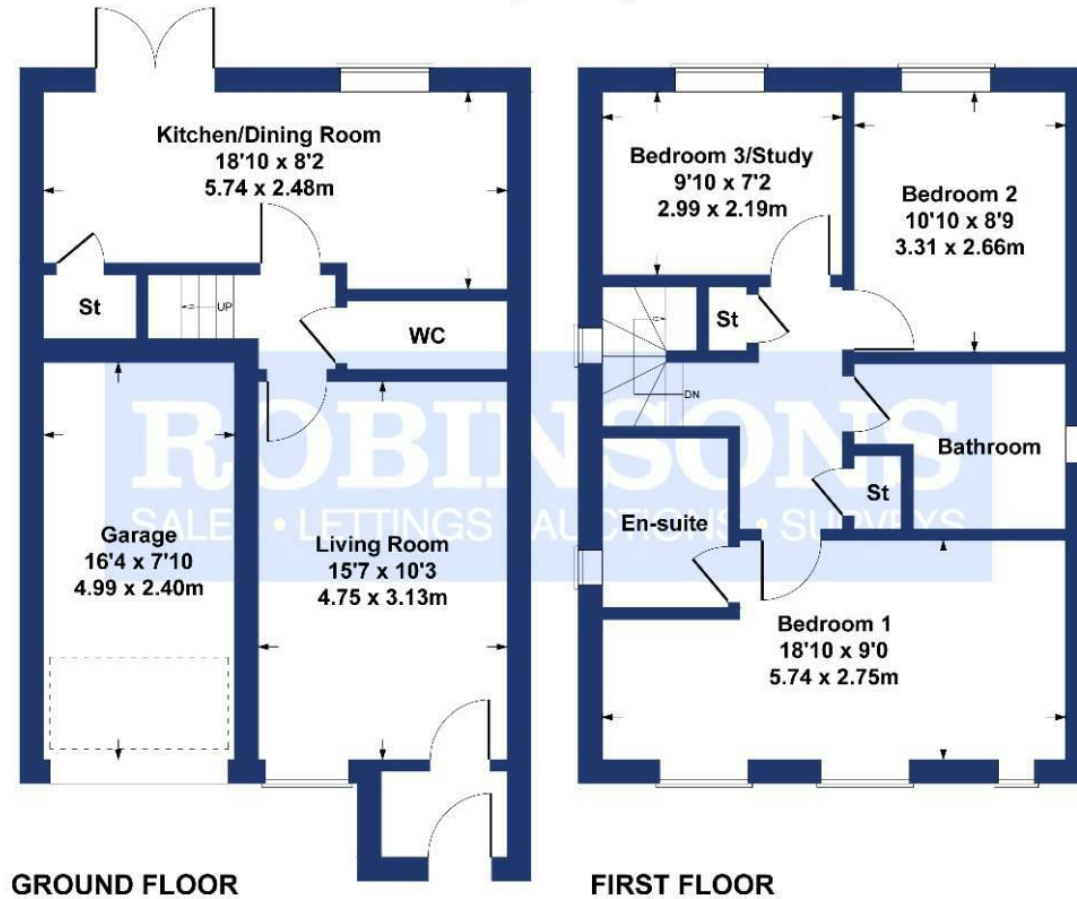
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Temperley Way

Approximate Gross Internal Area
1076 sq ft - 100 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.