



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

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.

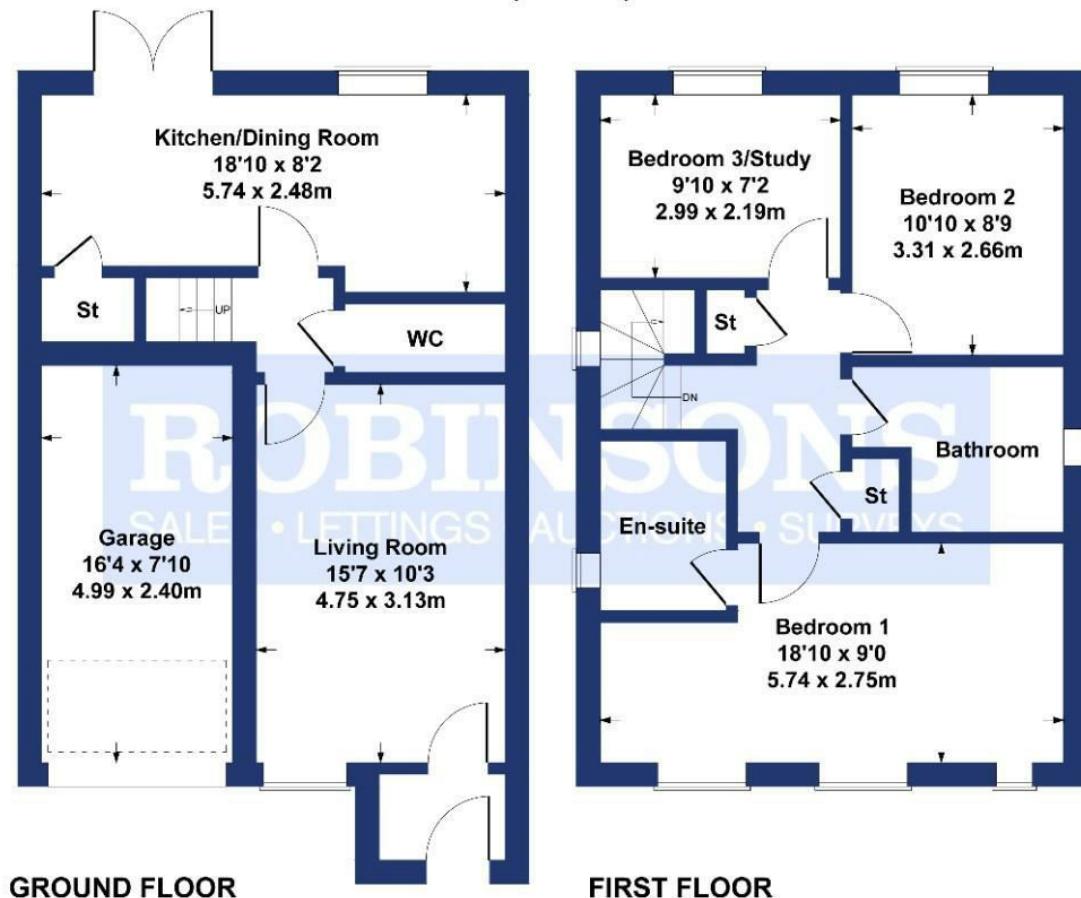




# Temperley Way

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

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