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Usher Avenue, Sherburn Village, DH6 1JG  
2 Bed - House - Semi-Detached  
O.I.R.O £120,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

# Usher Avenue

## Sherburn Village, DH6 1JG

No Chain \*\* EV Charging Point \*\* Large Rear Garden \*\* Upgraded Kitchen & Bathroom \*\* Parking \*\* Popular Village Location \*\* Outskirts of Durham \*\* Must Be Viewed \*\*

This beautifully presented two-bedroom semi-detached home has been tastefully upgraded throughout to create a stylish and comfortable living space, perfectly suited to modern lifestyles. Boasting off-street parking, an EV car charger, a walled front garden and a substantial enclosed rear garden, this impressive property is certain to appeal to a wide range of buyers.

The accommodation begins with an entrance porch leading into an inviting hallway, setting the tone for the well-maintained interior beyond. The spacious living and dining room is a particular highlight, featuring dual-aspect windows that flood the room with natural light and create a warm and welcoming atmosphere for both everyday living and entertaining.

The contemporary kitchen is fitted with a modern range of wall and base units, offering both practicality and style. Beyond the kitchen is a useful utility store area with access to the rear garden, where there is an additional external store and utility space providing excellent storage solutions.

To the first floor are two well-proportioned double bedrooms and a modern bathroom/WC, complete with an over-bath shower and attractive fitted vanity units.

Externally, the property enjoys a charming walled front garden, whilst to the rear is a large enclosed garden with patio area, providing the perfect setting for outdoor dining, entertaining or simply relaxing. Further benefits include double glazing throughout and gas central heating via a combination boiler.

Offering a superb blend of modern interiors, practical features and generous outdoor space, this outstanding home is ready to move straight into. Early viewing is highly recommended.





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#### LOCATION

Sherburn Village is a popular and well-established residential village offering an attractive balance of village living and modern convenience. Surrounded by open countryside, the village enjoys a welcoming community atmosphere and a strong sense of local identity, making it a sought-after location for a wide range of buyers.

Residents benefit from a variety of local amenities including shops, schools, healthcare facilities, public houses and regular public transport services, ensuring everyday needs are well catered for. The village provides a pleasant setting with a mix of traditional character and modern residential development.

The area is particularly well connected, with excellent road links providing easy access throughout the region. Convenient transport connections make Sherburn Village an ideal choice for commuters whilst retaining the appeal of a quieter village lifestyle.

For those who enjoy the outdoors, the village is surrounded by attractive countryside and benefits from access to a network of walking and cycling routes. Scenic pathways and green spaces provide excellent opportunities for recreation, exercise and exploring the surrounding landscape.

Combining community spirit, practical amenities, excellent connectivity and access to outdoor leisure opportunities, Sherburn Village continues to be a highly desirable place to call home.

#### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains / EV charging point

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

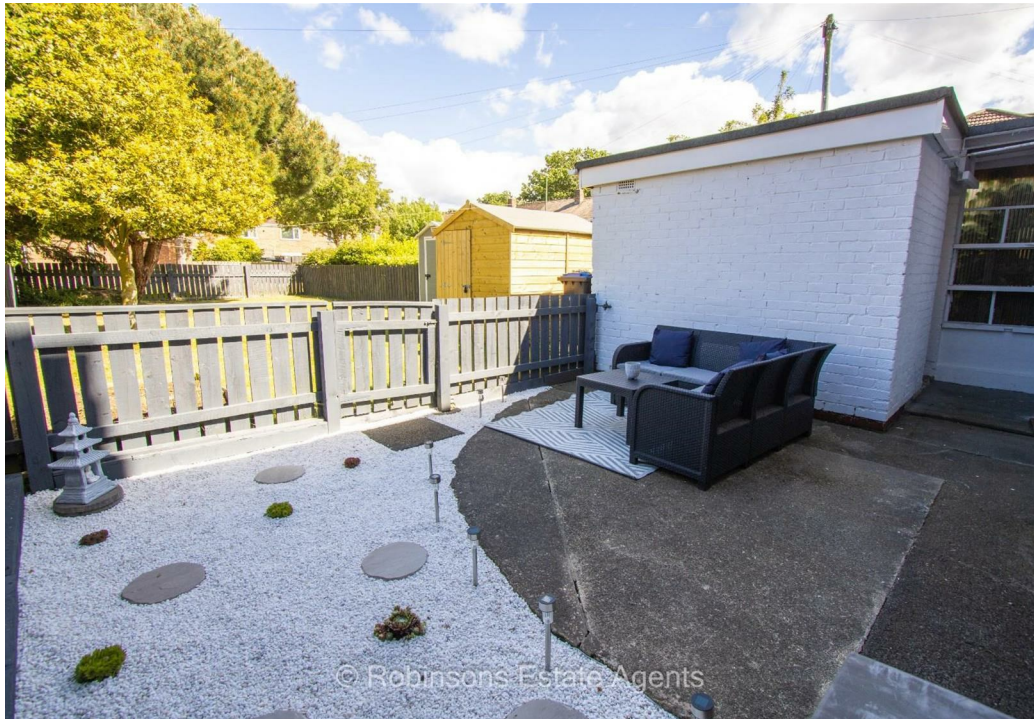
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

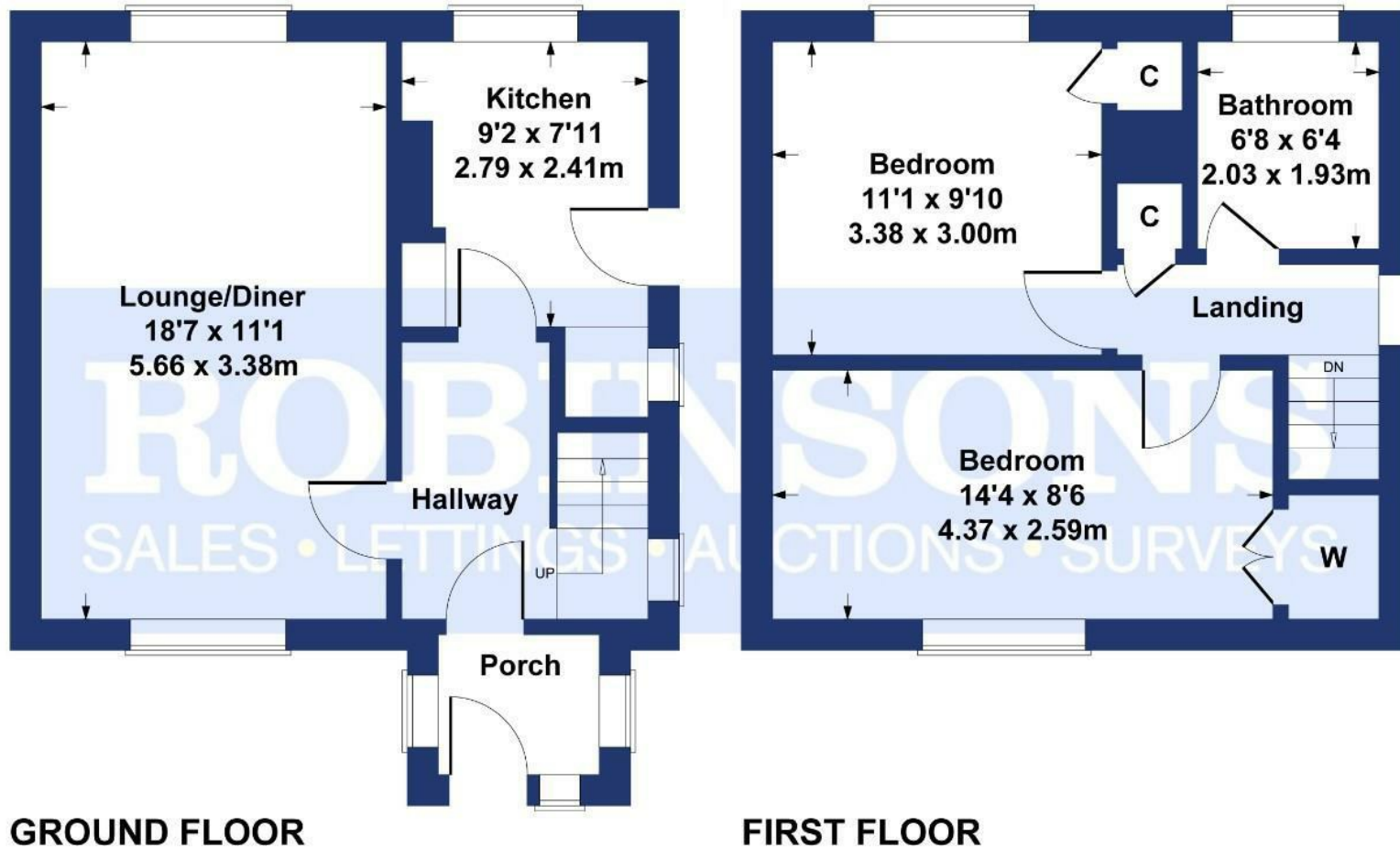
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Usher Avenue

Approximate Gross Internal Area  
751 sq ft - 70 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. 2026

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

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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