

Lilac Avenue, Sacriston, DH7 6QF
2 Bed - House - Semi-Detached
£55,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

No onward chain • Village location • Investment opportunity,
First buy or Family home •

The floor plan comprises: entrance hallway, lounge and kitchen with door to the external. The first floor has two bedrooms and bathroom/WC. Outside are good sized gardens front and rear.

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

Hallway

Lounge

12'1 x 11'1 (3.68m x 3.38m)

Kitchen Diner

16'3 x 5'5 (4.95m x 1.65m)

FIRST FLOOR

Bedroom

15'3 x 9'8 (4.65m x 2.95m)

Bedroom

8'2 x 8'1 (2.49m x 2.46m)

Bathroom/WC

7'6 x 4'1 (2.29m x 1.24m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

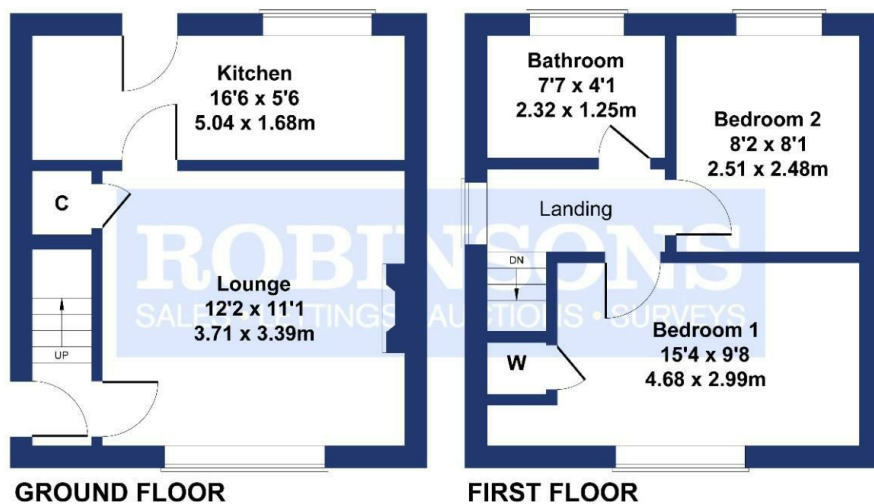
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lilac Avenue

Approximate Gross Internal Area
603 sq ft - 56 sq m



GROUND FLOOR

FIRST FLOOR

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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-74	E		
45-59	F		
1-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
45-39	F		
1-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk