



Derwent Close, Sacriston, DH7 6DQ
3 Bed - House - Mid Terrace
£99,950

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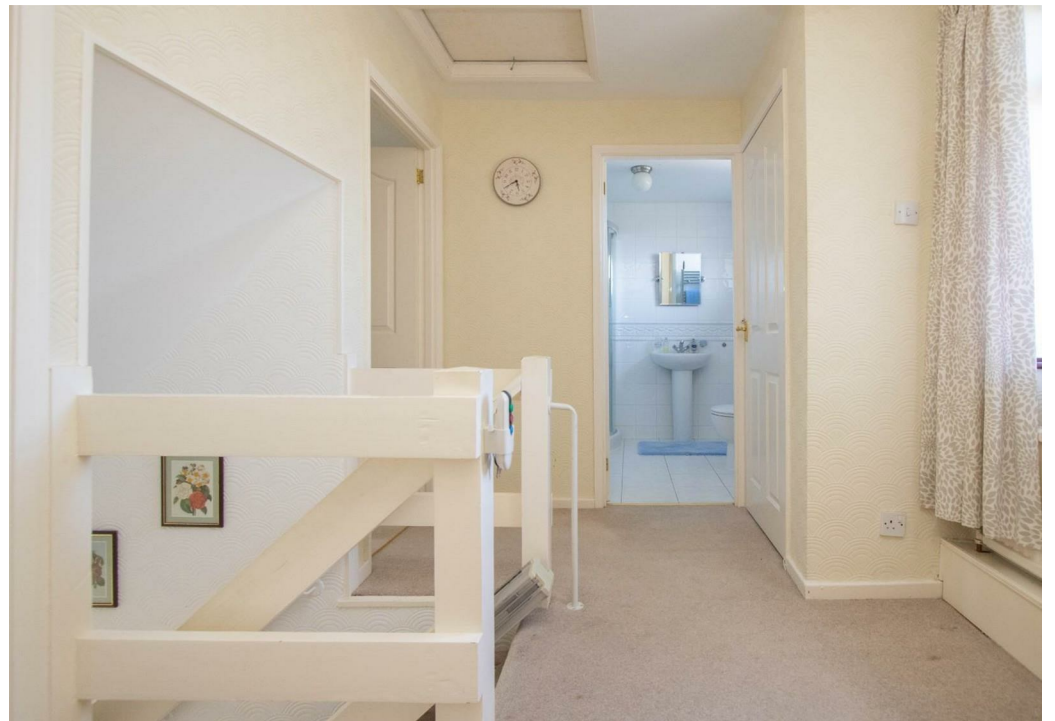
Derwent Close Sacriston, DH7 6DQ

No Chain ** Ideal Family or First Home ** Pleasant Position ** Outskirts of Durham ** Local Amenities & Road Links ** Spacious Floor Plan ** Wood Double Glazing & GCH ** Gardens & Garage ** Some General Updating Required ** Competitive Price ** Early Viewing Advised **

The floor plan comprises; Entrance porch, spacious living room, an open-plan fitted kitchen diner, rear lobby, cloak/WC. Upstairs, there are three well-proportioned bedrooms and a shower room/WC. Outside, the property occupies a pleasant position with front and rear gardens. There is also a detached garage with separate store.

Sacriston, 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. Sacriston 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, Sacriston benefits from easy access to the A167, making commuting to Durham, Newcastle, and other surrounding areas straightforward.











GROUND FLOOR

Entrance Porch

Lounge

17'4 x 14'2 (5.28m x 4.32m)

Kitchen Diner

17'8 x 10'6 (5.38m x 3.20m)

Rear Lobby

WC

FIRST FLOOR

Bedroom

10'6 x 9'6 (3.20m x 2.90m)

Bedroom

10'10 x 9'6 (3.30m x 2.90m)

Bedroom

8'2 x 7'8 (2.49m x 2.34m)

Shower Room/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: D

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.



Derwent Close

Approximate Gross Internal Area
1064 sq ft - 99 sq m



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

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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

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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