



Holly Crescent, Sacriston, DH7 6PZ
3 Bed - House - Semi-Detached
O.I.R.O £129,500

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Holly Crescent

Sacrison, DH7 6PZ

No Upper Chain ** Ideal Starter or Family Home ** Good Buy-to-Let With Rent Potential £750pcm ** Village Location Outskirts of Durham ** Good Road Links & Amenities ** Upvc Double Glazing & GCH ** Gardens & Driveway Parking ** Well Presented ** Must Be Viewed **

The layout includes an entrance hall, cloakroom/WC, comfortable living room, and a kitchen dining room with French doors leading to the back garden. Upstairs, there are three bedrooms and a family bathroom/WC with an over-bath shower. Outside features front and rear gardens and driveway parking.

The residence sits proudly within the charming village of Sacrison, nestled within a contemporary yet classically appealing residential enclave. Boasting a prime location, it offers convenient proximity to an array of amenities essential for modern living. From schools to recreational facilities, and from public transport connections to everyday conveniences, everything is within easy reach.

Moreover, for those who commute, this property presents an ideal choice. Its strategic positioning ensures swift access to major motorways, facilitating seamless journeys to key urban hubs such as Durham city centre, Newcastle upon Tyne, Gateshead, Sunderland, and Chester-le-Street. Whether for work or leisure, the accessibility afforded by this location is unparalleled, promising both convenience and connectivity for residents.









GROUND FLOOR

Hallway

WC

Lounge

16'1 x 10'8 (4.90m x 3.25m)

Kitchen Diner

13'7 x 8'9 (4.14m x 2.67m)

FIRST FLOOR

Bedroom

13'7 x 8'11 (4.14m x 2.72m)

Bedroom

10'0 x 5'7 (3.05m x 1.70m)

Bedroom

6'11 x 5'9 (2.11m x 1.75m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19Mbps, Superfast 80Mbps, Ultrafast 1800Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891p.a

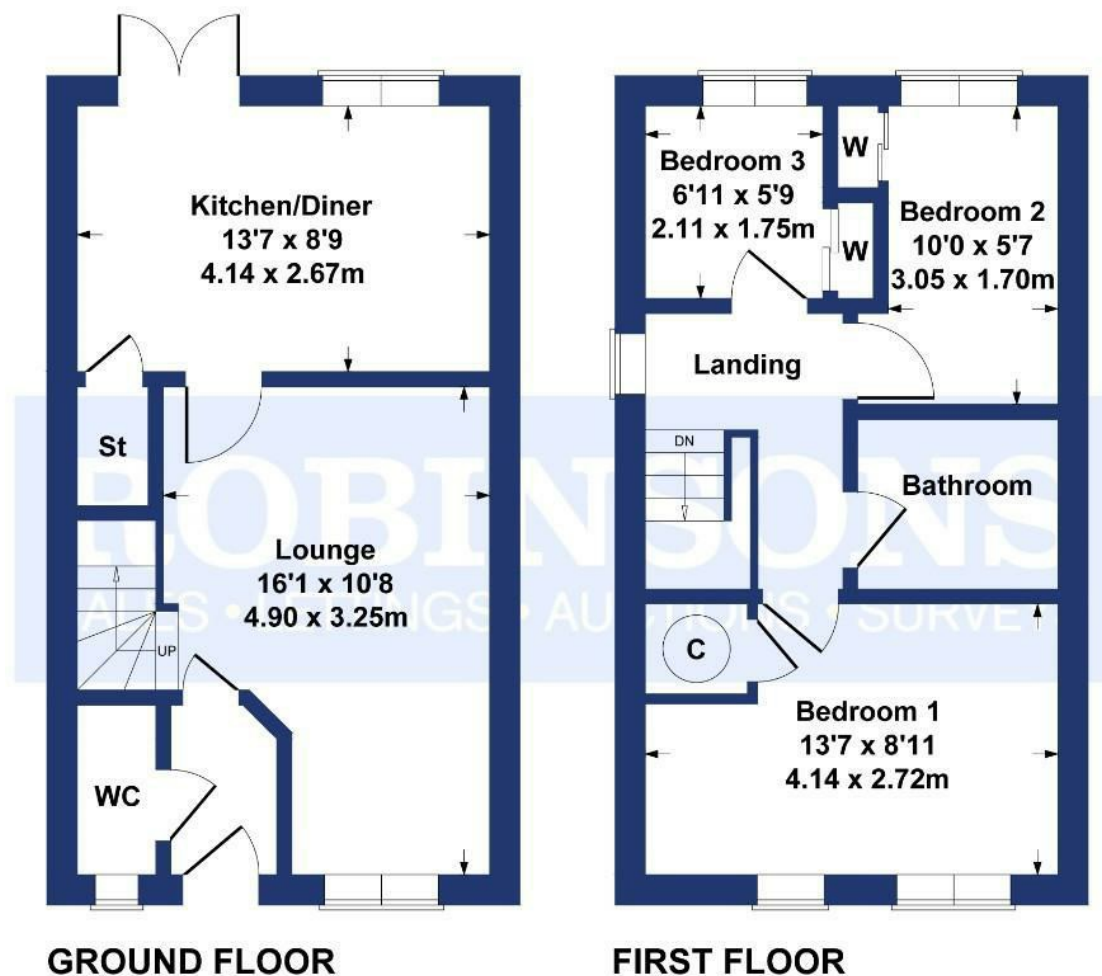
Energy Rating: C



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.

Holly Crescent

Approximate Gross Internal Area
688 sq ft - 64 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		89
(81-81) B		
(69-80) C	74	
(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

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. 2024

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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