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**North View, Sherburn Hill, DH6 1PN**
**2 Bed - House - End Terrace**
**O.I.R.O £69,950**

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**No Chain ** Ideal Starter Home or Buy-to-Let ** Pleasant Front Views ****

**Occupying a pleasant position with far-reaching views across open farmland to the front, this attractive two-bedroom end-terrace property presents an ideal opportunity for a variety of purchasers, including first-time buyers, investors and those looking to downsize. Offered for sale with vacant possession and no onward chain, the property is ready for immediate occupation.**

**The accommodation begins with a welcoming entrance leading through to the hallway. The spacious lounge provides a comfortable living space, enhanced by a feature fireplace that creates a warm focal point. To the rear, the generous kitchen and dining area offers ample room for everyday living and entertaining, while additional under-stairs storage adds practicality. A rear lobby provides access to the enclosed outdoor space.**

**Upstairs, the property offers two good-sized double bedrooms, with the principal bedroom enjoying attractive views over the surrounding countryside. A well-appointed bathroom completes the first-floor accommodation.**

**Outside, there is a private enclosed yard to the rear, together with two substantial brick-built storage sheds, ideal for tools, bicycles or general household storage.**

**Additional features include gas-fired central heating and double-glazed windows throughout.**

**Ideally positioned within easy reach of Durham City, the property benefits from a range of nearby amenities, including local shops, schools and everyday services. Excellent road links via the A690, A19 and A1(M) provide straightforward access across the region, making this a convenient location for commuters while still enjoying a semi-rural setting.**









## Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (we believe metred)
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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.
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 – No
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 £60.00 (inc. VAT) per individual purchaser applies for carrying out these checks.


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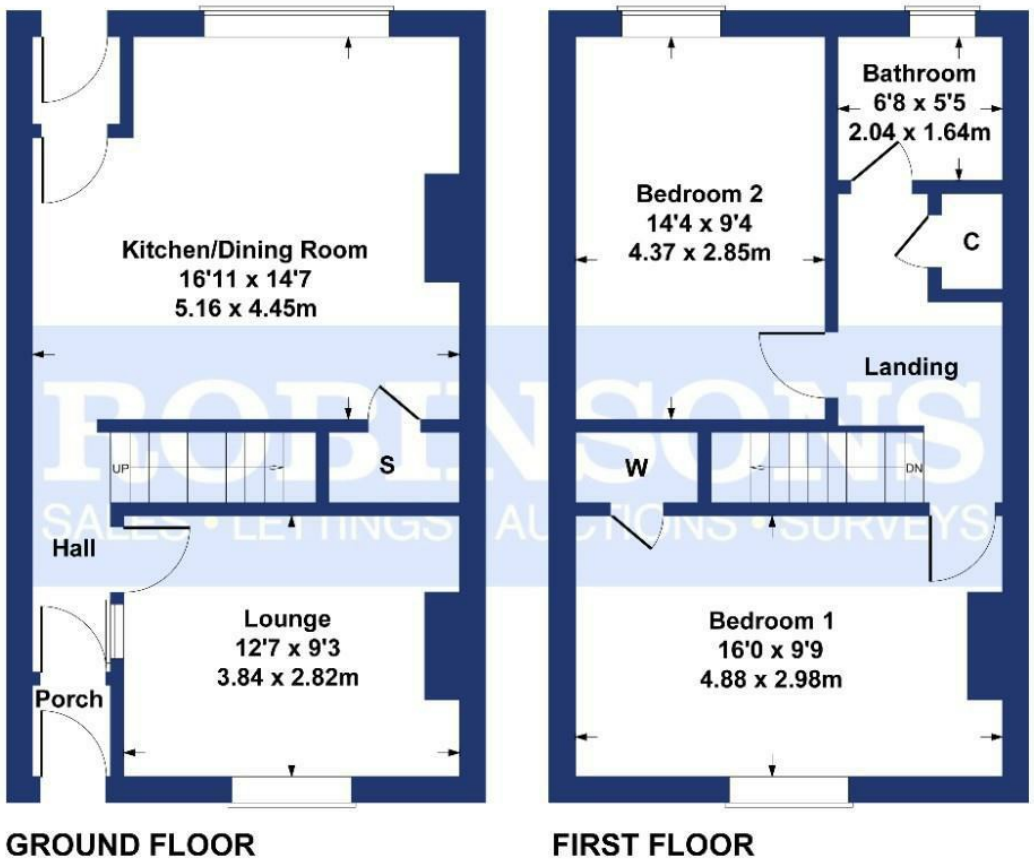
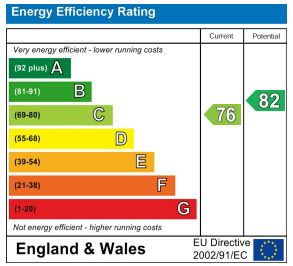
# North View

**Approximate Gross Internal Area**
**883 sq ft - 82 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

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.

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