



Acorn Close, Sacriston, DH7 6AQ
3 Bed - House - Semi-Detached
£60,000

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Acorn Close Sacriston, DH7 6AQ

Robinsons are now in receipt of an offer for the sum of £60,000 for 21 Acorn Close, Sacriston, Durham, DH7 6AQ

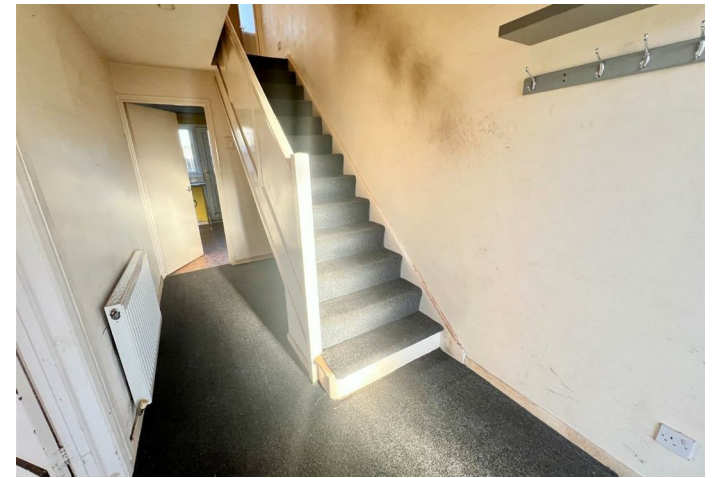
Anyone wishing to place an offer on the property should contact Robinsons 1 Old Elvet, Durham, County Durham, DH1 3HL, telephone number 0191 386 2777 prior to exchange of contracts.

No Upper Chain ** Sold As Seen ** Village Location ** Ideal Investment ** Upgrading Required
** Outskirts of Durham ** Local Amenities & Road Links **

The floor plan comprises; entrance hall, living room, separate dining room with patio doors to the garden and kitchen with door to the rear. To the first floor there are two double bedrooms, a well proportioned single bedroom, bathroom and separate WC. Externally there are gardens to the front and rear.

** None of the utilities or services have not, and will not be checked **

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

Hallway

Lounge

13'1 x 11'10 (3.99m x 3.61m)

Dining Room

11'6 x 8'6 (3.51m x 2.59m)

Kitchen

10'6 x 10'2 (3.20m x 3.10m)

FIRST FLOOR

Bedroom

11'6 x 11'2 (3.51m x 3.40m)

Bedroom

10'10 x 9'10 (3.30m x 3.00m)

Bedroom

8'10 x 8'6 (2.69m x 2.59m)

Bathroom

Separate WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

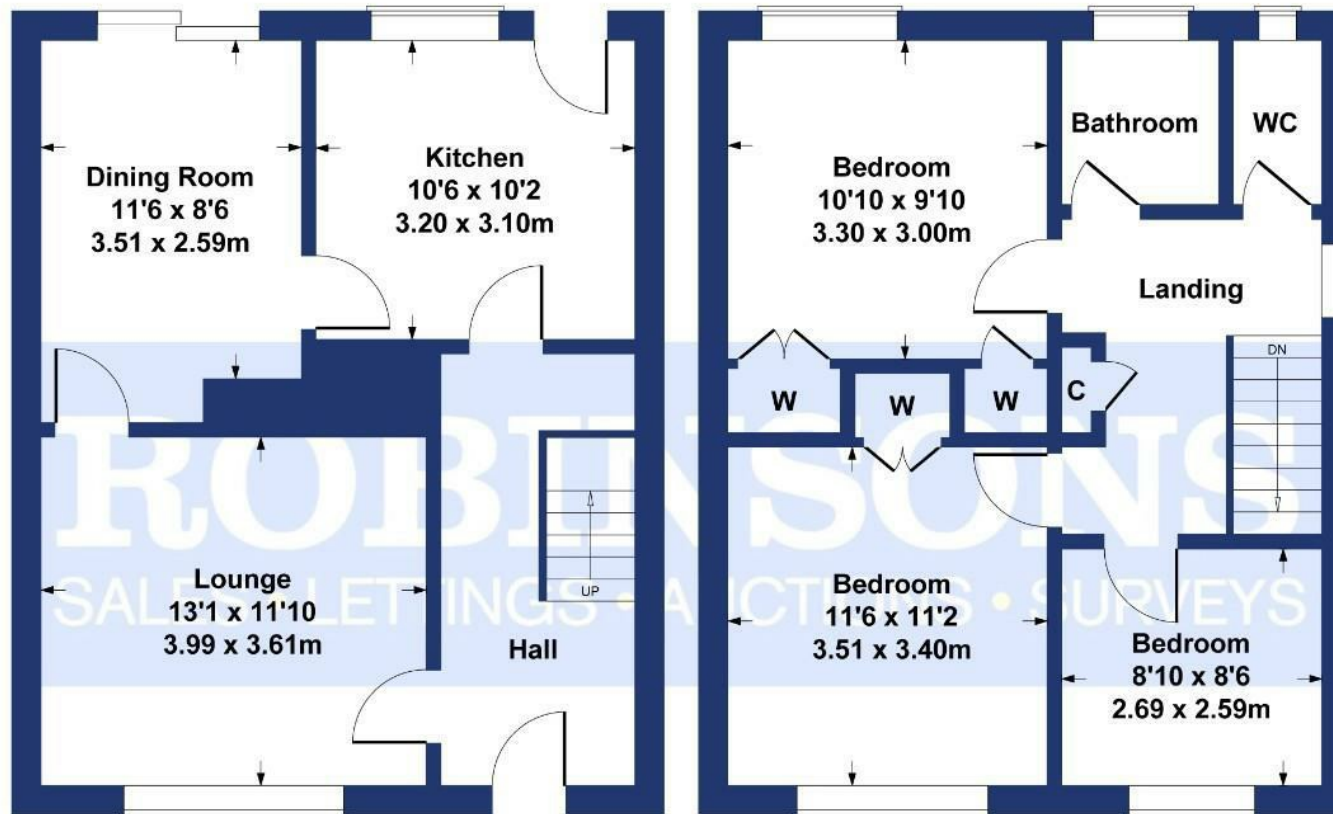
Council Tax: Durham County Council, Band A - Approx. £1621p.a

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.

Acorn close

Approximate Gross Internal Area
1022 sq ft - 95 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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.



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

