



Local Avenue, Sherburn Hill, DH6 1HQ  
4 Bed - House - Semi-Detached  
O.I.R.O £125,000

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## Local Avenue Sherburn Hill, DH6 1HQ

Rare Opportunity \*\* TWO/FOUR BEDS OR SEPARATE ANNEX \*\* LARGE PROPERTY OVER THREE FLOORS \*\* Semi Rural Setting \*\* Rear Garden \*\* Driveway Parking for 2 Cars \*\* Good Further & Buy-to-Let Potential \*\* Flexible & Versatile Floor Plan \*\* Possible Separate Annex or Additional Rooms \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Village Amenities & Good Road Links \*\* Early Viewing Advised \*\*

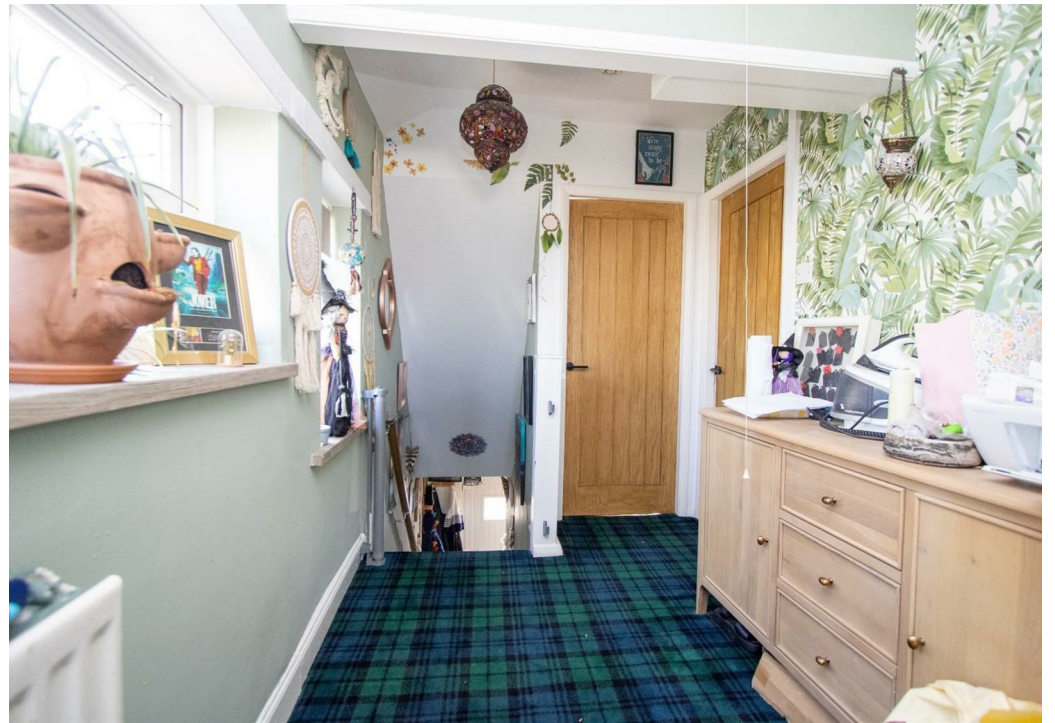
The floor plan briefly comprises: Lower Ground Floor, with reception area, spacious additional reception space with French doors to the rear garden and is currently divided into two spaces and currently used as additional bedrooms by the seller. There is also a shower room/WC. Ground Floor (street level), with hall, lounge, kitchen, utility area, rear lobby with spiral staircase down to the lower ground level. The first floor has two double bedrooms, large bathroom/WC. One of the bedrooms has pull down ladder access to the boarded loft space, ideal for storage.

Outside the property has front garden with hard standing which offers off street parking for two vehicles. The rear garden is enclosed with patio area and access to the lower ground level.

Local Avenue is situated in the semi rural village of Sherburn Hill, which is located approximately 5 miles from Durham City centre, where there are comprehensive shopping, recreational facilities and amenities available. Local shops and amenities are in nearby Sherburn Village. It is also well placed for commuting purposes, being within easy reach of the A690, A19 and the A1(M).

\*\* Note - Three-storey rear extension. The current owners are utilising the lower ground floor as two additional bedrooms; however, prospective buyers and/or their legal representatives should seek formal clarification before committing to any financial expenditure or proceeding to legal completion. \*\*











## LOWER GROUND FLOOR

### Reception Room

16'7 x 5'4 (5.05m x 1.63m)

### Reception Room

16'7 x 8'5 (5.05m x 2.57m)

### Shower Room

## GROUND FLOOR

### Entrance Hall

### Lounge

14'7 x 13'2 (4.45m x 4.01m)

### Kitchen

12'3 x 7'6 (3.73m x 2.29m)

### Utility Room

9'7 x 7'11 (2.92m x 2.41m)

## FIRST FLOOR

### Bedroom

14'5 x 10'5 (4.39m x 3.18m)

### Bedroom

11'4 x 10'4 (3.45m x 3.15m)

### Bathroom

### Agents Notes

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

Tenure: Freehold

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

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 – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – NA

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.

Accessibility/Adaptations – Three-storey rear extension. The current owners are utilising the lower ground floor as two additional bedrooms; however, prospective buyers and/or their legal representatives should seek formal clarification before committing to any financial expenditure or proceeding to legal completion.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Local Avenue

Approximate Gross Internal Area  
1201 sq ft - 112 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

79

59

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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