



South View, Sherburn Hill, DH6 1PW
2 Bed - House - End Terrace
O.I.R.O £68,500

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South View

Sherburn Hill, DH6 1PW

No Upper Chain ** Ideal Starter Home or Buy-to-Let ** Well Presented & Spacious ** Detached Garage ** Village Location ** Outskirts of Durham ** Good Road Links ** Semi Rural Setting ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises: entrance vestibule, comfortable lounge with feature fireplace and multi burning stove. The kitchen diner is spacious in size and leads out to the rear external. The first floor has two double bedrooms, and good size bathroom/WC which includes separate shower cubicle. Outside, there is a small seating area with steps down to the detached single garage.

South View is nestled within the charming semi-rural village of Sherburn Hill, situated just about 5 miles from the bustling heart of Durham City. This location offers residents the perfect blend of tranquillity and convenience, with Durham City centre providing comprehensive shopping, recreational facilities, and various amenities.

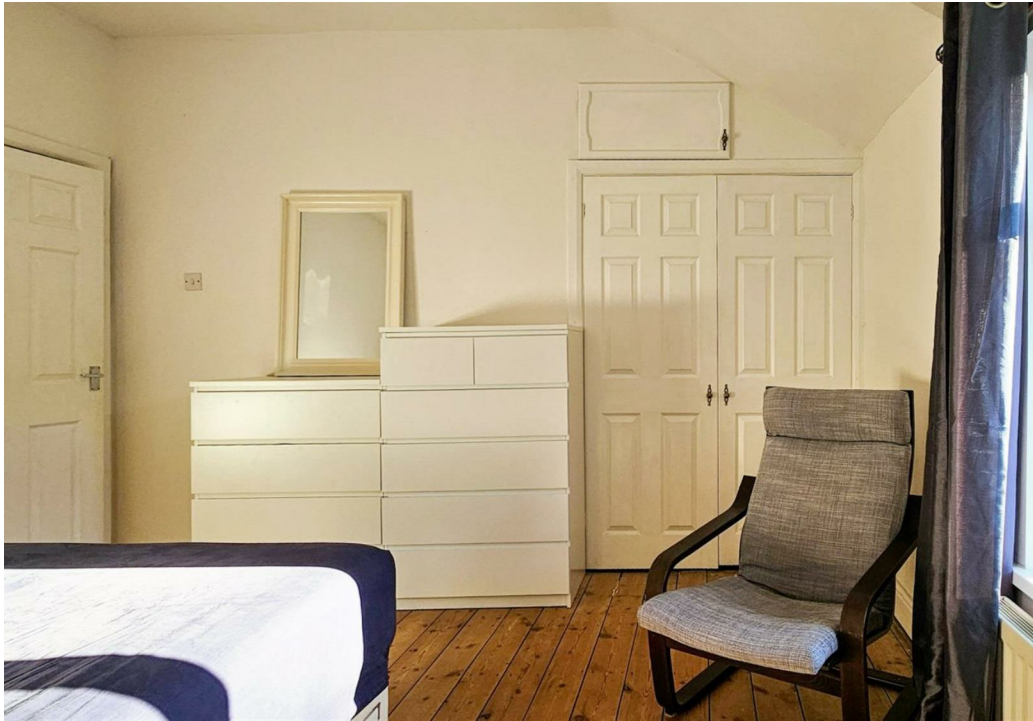
The village of Sherburn itself has local amenities, providing the essentials and access to national cycle routes. For a broader range of services, residents can easily access the nearby Sherburn Village, adding to the overall convenience of daily life.

One of the significant advantages of The Croft is its excellent connectivity for commuting purposes. The property is strategically positioned, providing easy access to major roadways such as the A690, A19, and the A1(M). This makes North View an ideal residence for those who seek the tranquillity of village life without sacrificing accessibility to essential transportation routes.











GROUND FLOOR

Entrance Vestibule

Lounge

15'0 x 11'1 (4.57m x 3.38m)

Kitchen Diner

17'0 x 10'0 (5.18m x 3.05m)

FIRST FLOOR

Bedroom

17'0 x 12'0 (5.18m x 3.66m)

Bedroom

13'0 x 10'0 (3.96m x 3.05m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 41 Mbps, Ultrafast 9000 Mbps

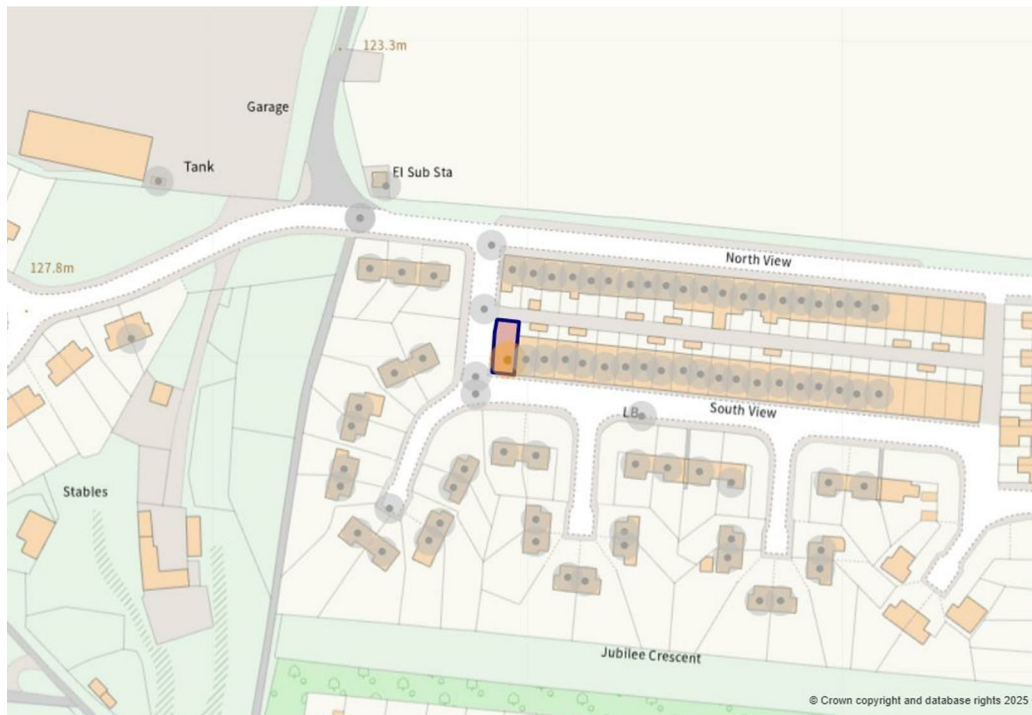
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

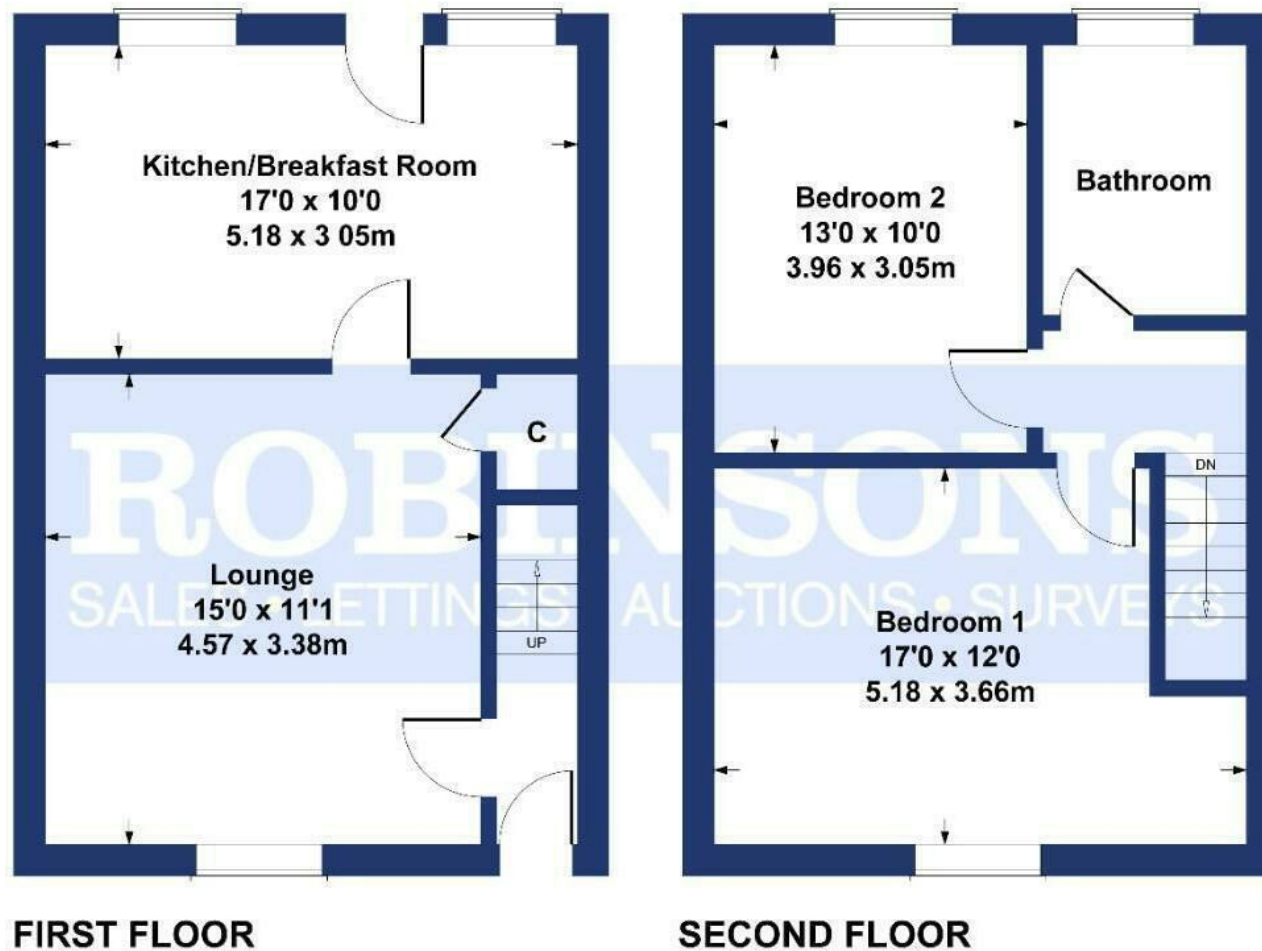
Energy Rating: D

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.



South View

Approximate Gross Internal Area
867 sq ft - 81 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		88
(81-91) B		
(69-80) C		64
(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.



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