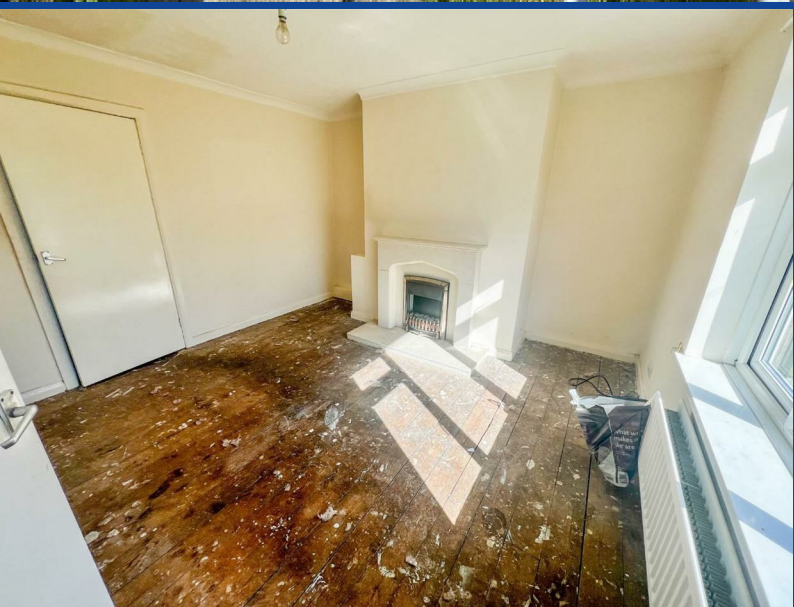




**Lilac Avenue, Sacriston, DH7 6QF**  
**2 Bed - House - Semi-Detached**  
**£55,000**

**ROBINSONS**  
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No onward chain • Village location • Investment opportunity,  
First buy or Family home •

p.a  
Energy Rating: D

The floor plan comprises: entrance hallway, lounge and kitchen with door to the external. The first floor has two bedrooms and bathroom/WC. Outside are good sized gardens front and rear.

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.

Sacrison, 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. Sacrison 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, Sacrison benefits from easy access to the A167, making commuting to Durham, Newcastle, and other surrounding areas straightforward.

## GROUND FLOOR

### Hallway

### Lounge

12'1 x 11'1 (3.68m x 3.38m)

### Kitchen Diner

16'3 x 5'5 (4.95m x 1.65m)

## FIRST FLOOR

### Bedroom

15'3 x 9'8 (4.65m x 2.95m)

### Bedroom

8'2 x 8'1 (2.49m x 2.46m)

### Bathroom/WC

7'6 x 4'1 (2.29m x 1.24m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 62 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701



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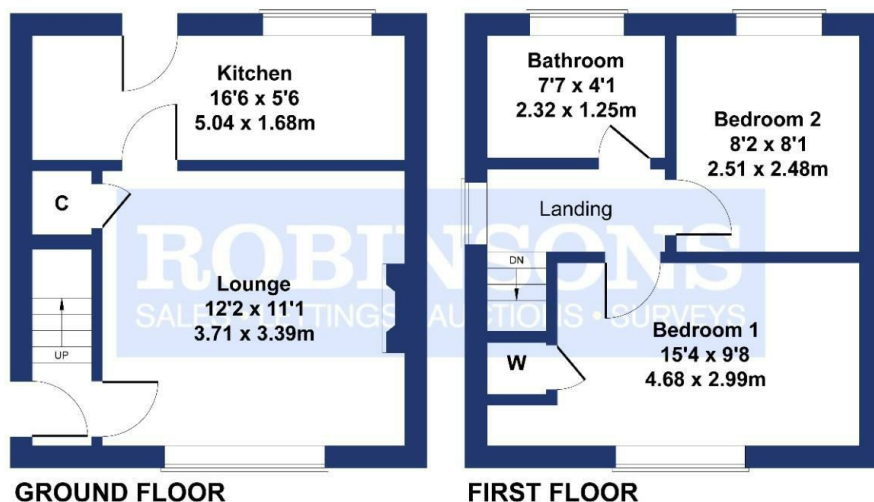
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Lilac Avenue

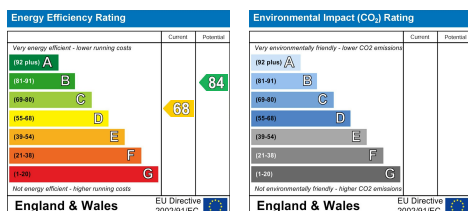
Approximate Gross Internal Area  
603 sq ft - 56 sq m



### 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. 2025



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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.

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