



Kidd Avenue, Sherburn Village, DH6 1JR
2 Bed - House - Semi-Detached
£120,000

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Kidd Avenue

Sherburn Village, DH6 1JR

No Chain ** Superb First Buy or Young Family Home ** Large Rear Garden ** Driveway ** Village Location ** Well Presented ** Upvc Double Glazing & GCH ** Outskirts of Durham ** Good Amenities & Road Links ** Early Viewing Advised **

The entrance hall leads to the first floor and into the dual-aspect lounge, offering space for a table and chairs. The modern fitted kitchen includes a fan-assisted oven, electric halogen hob, extractor, dishwasher plumbing, and a large pantry.

Upstairs are two double bedrooms with built-in wardrobes and a bathroom with shower over bath. Externally, there is off-road parking to the front and a large rear garden with patio area.

Sherburn Village in Durham is a charming and historic settlement that offers a blend of rural tranquillity and convenient access to urban amenities. Situated just a few miles east of the vibrant city of Durham, Sherburn is an attractive option for those who want a peaceful village lifestyle without sacrificing proximity to the conveniences of a larger city.

Sherburn is well-served by local amenities, including a primary school, shops, and a couple of cosy pubs, making day-to-day living convenient. The village also boasts a number of green spaces, offering plenty of opportunities for walking, cycling, and outdoor activities. The nearby Sherburn Beck adds to the village's scenic appeal, creating a lovely setting for leisurely strolls.

For families, Sherburn Village offers a safe environment with a range of schooling options in and around the area. The local primary school has a good reputation, and secondary schools in nearby Durham are easily accessible.

Transport links are another plus, with easy access to the A1(M) motorway, providing straightforward connections to Durham, Newcastle, and beyond. The village is also close to public transport options, making commuting or day trips into the city convenient.









GROUND FLOOR

Hallway

Lounge

18'8 x 11'2 (5.69m x 3.40m)

Kitchen

9'2 x 8'2 (2.79m x 2.49m)

Covered Walk Way

Utility Area

6'2 x 4'2 (1.88m x 1.27m)

FIRST FLOOR

Bedroom

14'5 x 8'6 (4.39m x 2.59m)

Bedroom

11'2 x 9'10 (3.40m x 3.00m)

Bathroom

6'11 x 5'3 (2.11m x 1.60m)

Agents Notes

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

Tenure: Freehold

Estate Management Charge – NA

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

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 – None known

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.

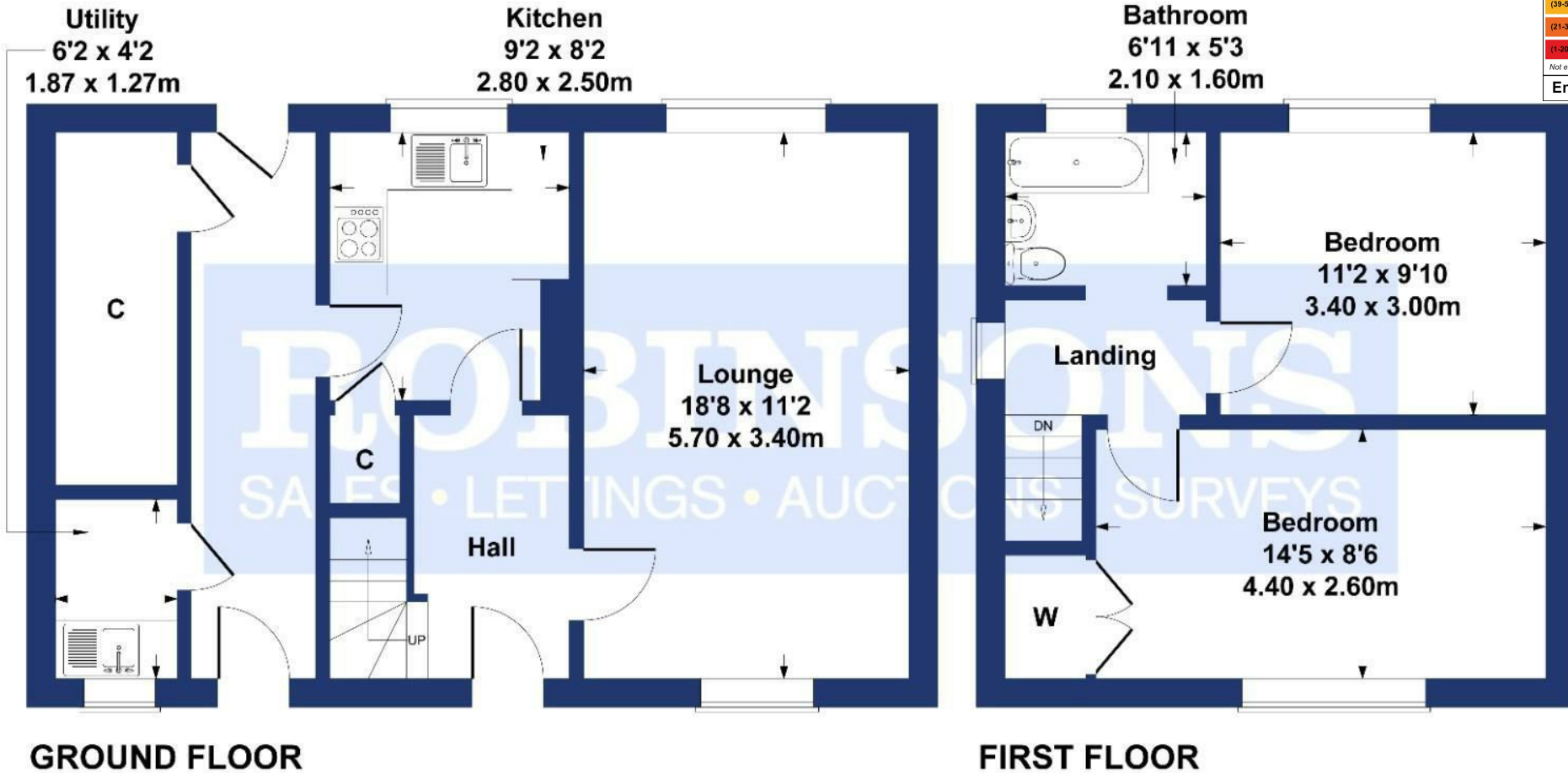
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Kidd Avenue

Approximate Gross Internal Area
893 sq ft - 83 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B		
(69-80)	C		71
(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	



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

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. Robynson can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynson staff may benefit from referral incentives relating to these services.



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