Parkinson Crescent, Sherburn Village, DH6 1BS
3 Bed - House - Townhouse
£151,000

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Parkinson Crescent
Sherburn Village, DH6 1BS

No Chain ** Ideal Starter Home ** Being Sold at 20% Discount Under Discounted Market Scheme (Criteria Applies) ** Popular Village ** Local Amenities & Good Road Links ** Rear Garden ** Parking Space & Visitor Parking ** Early Viewing Advised **

The floor plan comprises; entrance hallway, comfortable lounge, inner hall with cloak/WC, stairs to the first floor and door to the kitchen diner, which in-turn leads out to the rear garden. The first floor has two double bedrooms and main bathroom/WC. The top floor has the main bedroom with large en-suite shower room/WC.

Sherburn Village is a well-established and popular village located approximately four miles east of Durham City, offering an appealing balance of village life and everyday convenience. The village benefits from a strong sense of community and a good range of local amenities, including a Co-op, local shops, pharmacy, GP surgery, primary school, library, pubs, takeaways and community facilities.

Residents enjoy access to nearby green spaces and walking and cycling routes, including former railway paths and surrounding countryside. Sherburn is particularly well connected, with regular bus services into Durham City and excellent road links via the A688 and A1(M), providing easy access to Durham, Sunderland, Newcastle and the wider North East.

Overall, Sherburn appeals to buyers seeking a well-connected village lifestyle with practical amenities and close proximity to Durham City.

MALLORCA

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Entrance porch

Lounge
14'9 x 11'10 (4.50m x 3.61m)

Kitchen
12'2 x 9'2 (3.71m x 2.79m)

Hallway

Cloaks WC

Landing

Bedroom 2
11'10 x 10'6 (3.61m x 3.20m)

Bedroom 3
11'10 x 8'10 (3.61m x 2.69m)

Bathroom WC
7'10 x 6'3 (2.39m x 1.91m)

Bedroom 1
18'8 x 8'6 (5.69m x 2.59m)

En suite
11'2 x 6'7 (3.40m x 2.01m)

DMS
What is Discount Market Sale?
Discount Market Sale (DMS) are homes that, if you are eligible, you can buy at a percentage discount on the open market price. The discount you get depends on the legal agreement made with the Developer and the Council and can be up to 50% of the price. The percentage discount that you receive would be passed on to all future owners of the home.

For example you could see a home that is worth £100,000 with a 20% discount. You would buy this for £80,000. When you come to sell it could now be worth £125,000 and you could sell for a maximum of £100,000.

Who can apply?
Anyone can make an application to check their eligibility to buy a DMS to the council. Only the council can confirm that you are eligible, however sales teams and estate agents may advise you that you would be unsuccessful depending on your circumstances. The eligibility requirements for each site will differ, however broadly you would need to meet the following criteria;
• As a household have an income of less than £80,000 per year
• Be legally allowed to own a property in the UK
• Have a local connection to the area through residency, employment or caring responsibilities
• Not own another property at point of purchase (either in the UK or abroad)
• Be buying the house to live in it.

Agents Notes
Council Tax: Durham County Council, Band C - Approx. £2,268 p.a
Tenure: Freehold
Estate Management Charge – Yes TBC
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

Parkinson Crescent

Approximate Gross Internal Area
1012 sq ft - 94 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.

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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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