



New Street, Sherburn Village, DH6 1HR  
3 Bed - House - Mid Terrace  
£140,000

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# New Street Sherburn Village, DH6 1HR

Pleasantly Situated \*\* Popular Village \*\* Spacious Layout \*\* Well Presented \*\* Upvc Double Glazing & GCH \*\* Good Road Links \*\* Access to Walking/Cycle Routes \*\* Must Be Viewed \*\*

The accommodation briefly comprises an entrance lobby leading to a comfortable living room featuring a character fireplace, along with a separate dining room incorporating stairs to the first floor. The modern fitted galley-style kitchen is finished with sleek white high-gloss units. A rear lobby provides access to the family bathroom/WC, fitted with a white suite and separate shower cubicle, as well as access to the rear courtyard garden.

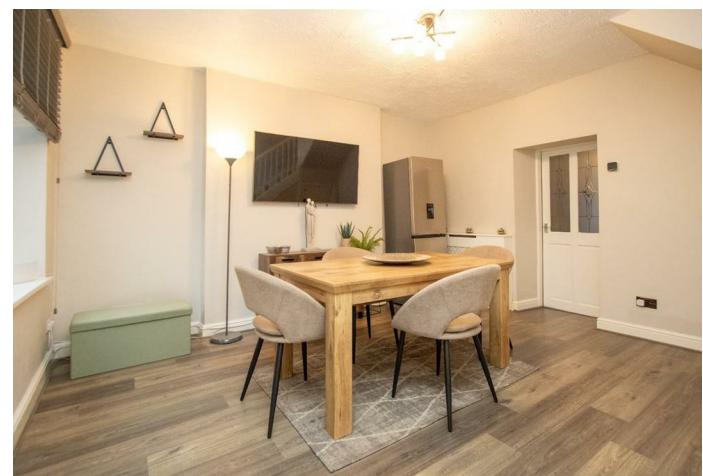
To the first floor, the landing offers access to the boarded loft space via pull-down ladders and leads to three well-proportioned bedrooms.

Externally, the property benefits from a fully enclosed and private courtyard garden to the rear, complete with a timber shed and gated access to the rear lane, creating a pleasant and low-maintenance space ideal for alfresco dining.

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.













## GROUND FLOOR

### Entrance

#### Living Room

16'7 x 15'1 (5.05m x 4.60m)

#### Dining Room

14'9 x 13'10 (4.50m x 4.22m)

#### Kitchen

11'9 x 8'9 (3.58m x 2.67m)

#### Rear Lobby

#### Bathroom/WC

8'9 x 7'2 (2.67m x 2.18m)

## FIRST FLOOR

#### Bedroom

16'6 x 14'1 (5.03m x 4.29m)

#### Bedroom

14'0 x 9'3 (4.27m x 2.82m)

#### Bedroom

14'0 x 7'2 (4.27m x 2.18m)

### 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 – 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. None known.

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.

Accessibility/Adaptations – None Known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

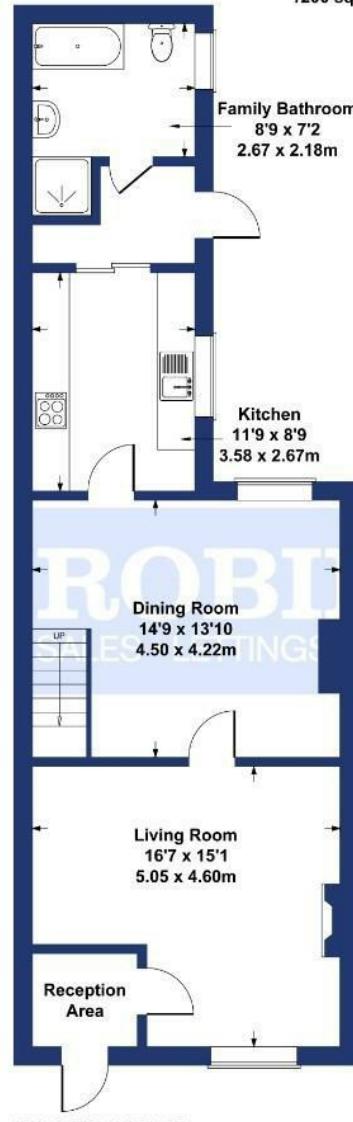
**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought 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:** 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.

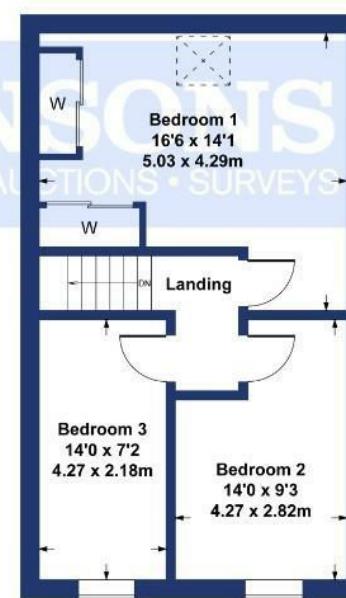


# New Street

Approximate Gross Internal Area  
1200 sq ft - 111 sq m



GROUND FLOOR



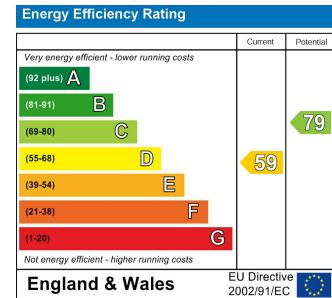
FIRST FLOOR

## 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. 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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