



Holly Crescent, Sacriston, DH7 6PW
3 Bed - House - Semi-Detached
O.I.R.O £105,000

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Holly Crescent Sacriston, DH7 6PW

No Chain ** Three Bedrooms ** Spacious Lounge ** Kitchen & Separate Utility Room ** Modern Family Bathroom ** Front & Rear Gardens ** Popular Village Location ** Convenient for Durham & Chester-le-Street **

Situated within the popular village of Sacriston, conveniently positioned for access to both Durham City and Chester-le-Street, this three-bedroom home offers spacious and practical accommodation that should appeal to a variety of buyers.

The property is approached through a gated entrance with a small lawned garden to the front. Internally, the entrance hall provides access to useful storage cupboards, one of which houses the recently fitted boiler.

The ground floor also features a family bathroom comprising WC, wash hand basin and bath with shower over.

A generously proportioned lounge provides plenty of space for both relaxing and dining and leads through to the kitchen. From here, there is access to a particularly useful and spacious utility room, with plumbing for a washing machine and dryer together with electrical sockets providing space for a fridge/freezer.

The utility room provides direct access to the rear garden, which is predominantly laid to lawn with a decked area to the side, ideal for outdoor seating and entertaining. The decking also benefits from conveniently positioned electrical points.

To the first floor are three bedrooms, comprising two good-sized doubles and a single bedroom. The largest bedroom also benefits from a useful built-in storage cupboard positioned above the stairs.

With its spacious accommodation, useful storage, gardens and convenient location, the property represents an excellent opportunity for first-time buyers, couples, families or investors looking for a home within easy reach of Durham and Chester-le-Street.

Early viewing is recommended to fully appreciate the space and potential this property has to offer.











Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

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 – No

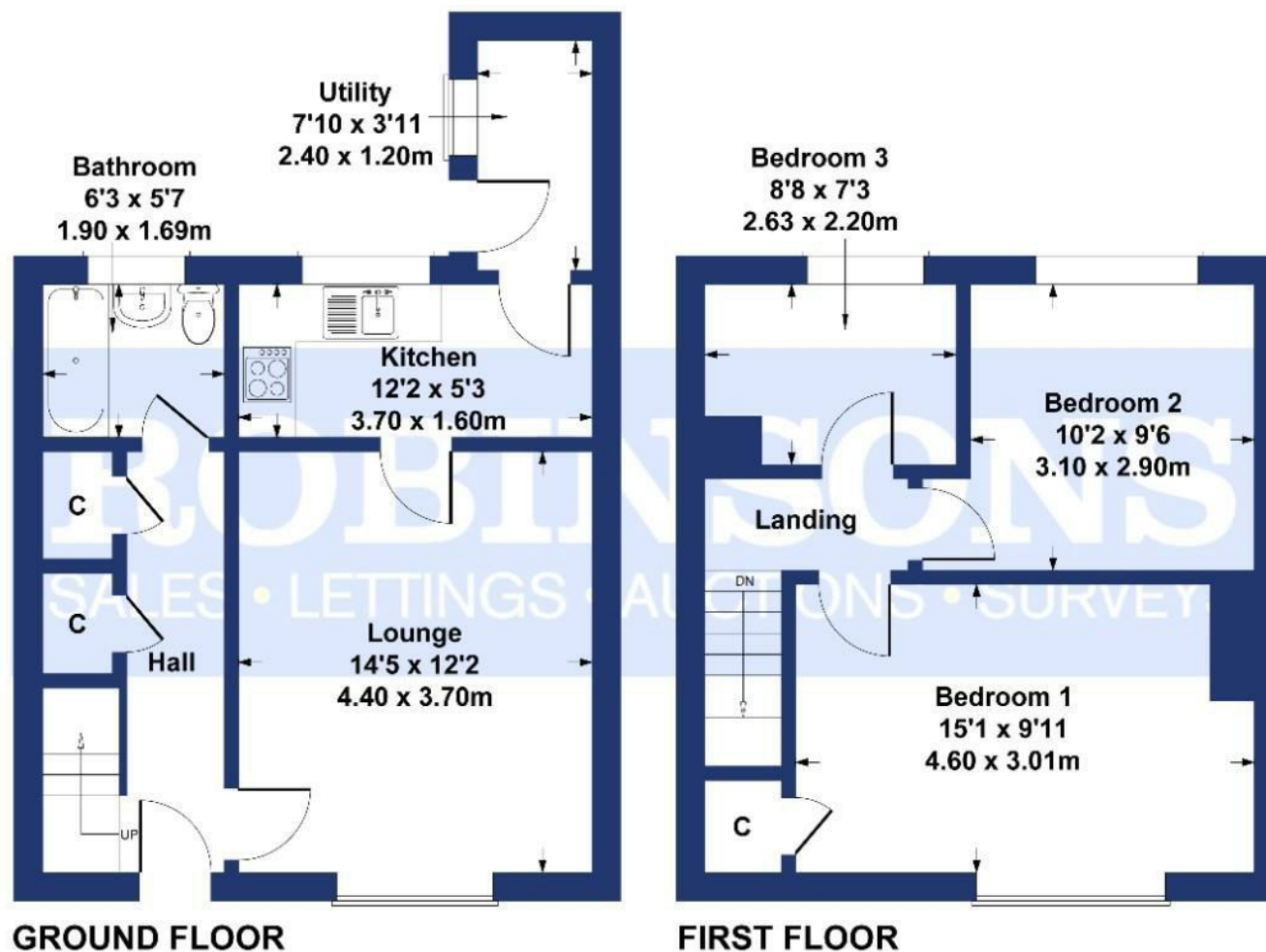
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Holly Crescent

Approximate Gross Internal Area
797 sq ft - 74 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		86
(81-81) B		
(69-80) C		
(55-68) D	67	
(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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