



Forster Avenue, Sherburn Village, DH6 1EW
3 Bed - House - Semi-Detached
£180,000

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This attractive three-bedroom semi-detached home is located in the popular village of Sherburn Village and offers comfortable living space ideal for families or first-time buyers. To the front of the property is a double driveway providing convenient off-street parking.

The property opens into a small entrance porch with the staircase directly ahead leading to the first floor. To the left is the main living room, a bright and welcoming space enhanced by a large bay window which fills the room with natural light. The living room flows through to a conservatory at the rear, providing a versatile additional seating area overlooking the garden.

To the right-hand side of the property is a modern fitted kitchen with integrated appliances including a cooker with extractor fan, dishwasher, washing machine and tumble dryer. The kitchen also incorporates a dining area towards the rear, creating a practical space for everyday dining. Patio doors open directly from the dining area into the rear garden, offering an easy connection to outdoor space.

The first floor is arranged around a central landing which provides access to three well-proportioned bedrooms and the family bathroom, fitted with a bath, WC and wash hand basin.

Externally, the property benefits from a generous rear garden. A patio area sits directly outside the conservatory, ideal for outdoor seating, with a lawned garden beyond featuring decorative stone areas and a further patio space at the bottom of the garden.

Sherburn Village is a well-established residential area located a short distance from Durham City. The village offers a range of local amenities including shops and schools, while excellent transport links via the A1(M) and A19 provide easy access to Durham, Sunderland and the wider North East.

Agents Notes

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

Tenure: Freehold

Estate Management Charge - No

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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

Probate – N/A

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.

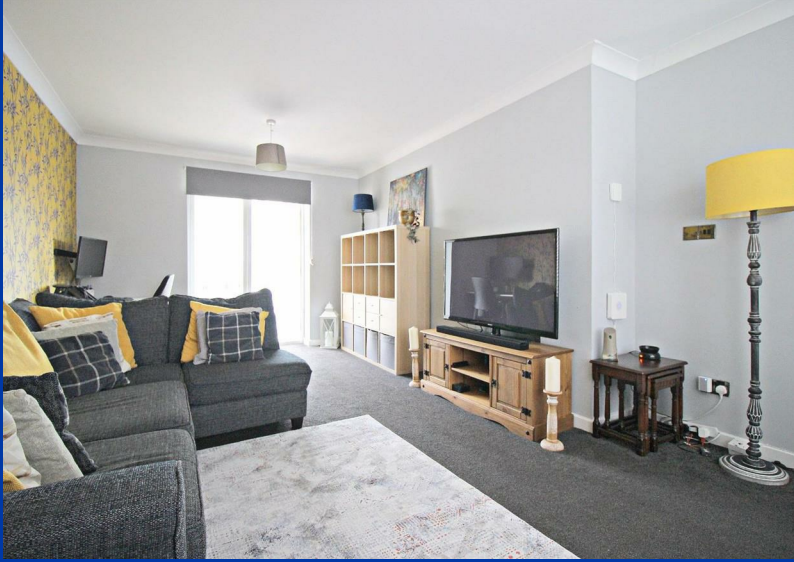
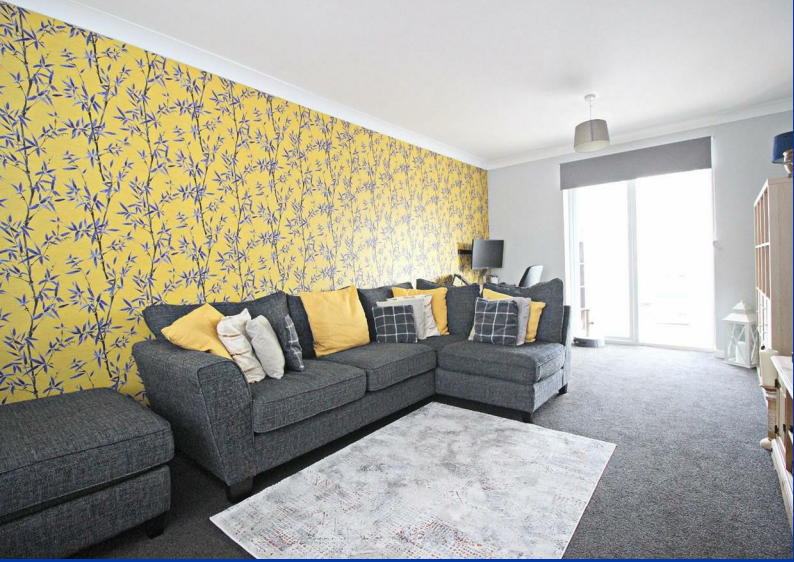
Planning Permission – Nothing in the local area to affect this property that we are aware of.

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 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.



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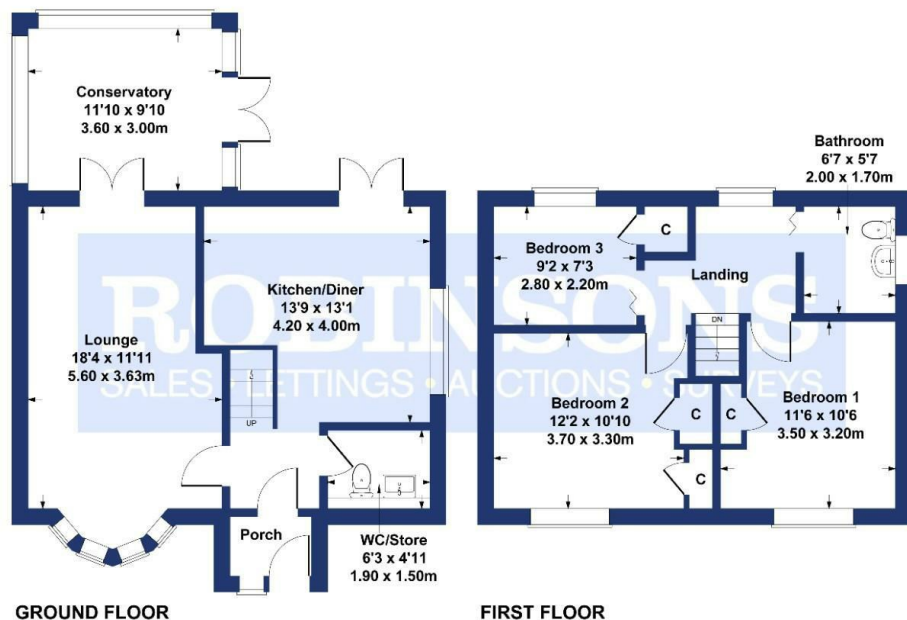
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Forster Avenue
Approximate Gross Internal Area
1055 sq ft - 98 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	70	78
England & Wales		

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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.

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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