



Kidd Avenue, Sherburn Village, DH6 1JR
2 Bed - House - Semi-Detached
Offers Over £110,000

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No Upper Chain ** Popular Village Location ** Well Presented With Good Further Potential ** Ideal Starter, Young Family or Investment Property ** Large Rear Garden ** Upvc Double Glazing & GCH Via Combination Boiler ** Outskirts of Durham ** Good Amenities & Road Links **

The floor plan comprises; entrance porch, hallway, lounge with doors to the rear garden, fitted kitchen with door to the covered walkway, which leads to the useful utility/store areas. The first floor has two double bedrooms and bathroom/WC. Outside, there are front and rear gardens, with the rear being of good size and enclosed.

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

Entrance Porch

Hallway

Lounge Diner

19'02 x 11'05 (5.84m x 3.48m)

Kitchen

9'08 x 8'03 (2.95m x 2.51m)

FIRST FLOOR

Bedroom

14'06 x 8'10 (4.42m x 2.69m)

Bedroom

11'06 x 9'11 (3.51m x 3.02m)

Bathroom/WC

7'0 x 6'04 (2.13m x 1.93m)

Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 17 Mbps, Superfast 76 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Energy Rating: C

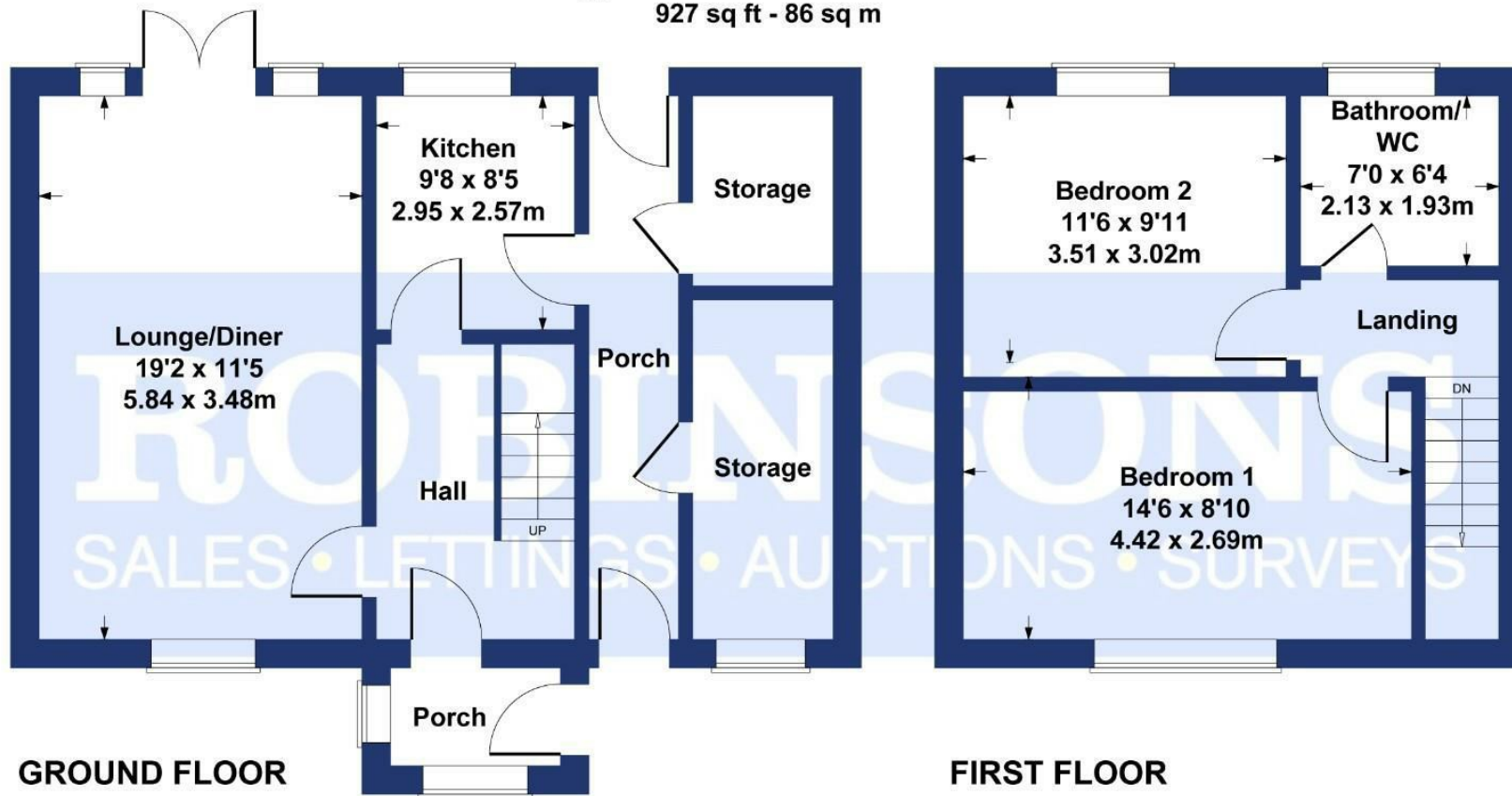
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Kids Avenue

Approximate Gross Internal Area
927 sq ft - 86 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) 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

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.