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Aged Miners Homes, Sherburn Hill, DH6 1HN
1 Bed - Bungalow
O.I.R.O £85,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Aged Miners Homes

Sherburn Hill, DH6 1HN

Occupying a delightful semi-rural position within the popular village of Sherburn Hill, this superbly upgraded former miners' bungalow offers an excellent opportunity for those seeking to downsize without compromising on comfort, quality or outdoor space.

Beautifully presented throughout, the property enjoys a private and sunny rear aspect, together with a generous garden and parking area, creating an ideal low-maintenance home in a peaceful yet well-connected location on the outskirts of Durham City.

The accommodation begins with an entrance vestibule leading into a welcoming hallway. There is a comfortable lounge positioned to the rear of the property, featuring French doors that open directly onto the courtyard garden, allowing natural light to flood the room and providing a seamless connection to the outdoor space. The modern fitted kitchen/breakfast room is well-equipped with a range of contemporary units and ample space for dining.

The bungalow offers a well-proportioned double bedroom and a stylish, modern bathroom/WC fitted with a white suite and shower over the bath.

Further benefits include UPVC double glazing, gas-fired central heating via a combination boiler, and a boarded loft complete with lighting and ladder access, offering excellent storage and potential for a variety of future uses, subject to any necessary consents.

Combining affordability, practicality and an attractive semi-rural setting with excellent road links to Durham and the wider region, this charming bungalow is sure to appeal to downsizers, retirees and those seeking single-storey living in a desirable village location.









LOCATION

Sherburn Hill is a popular and well-established village situated to the east of Durham City, offering an attractive blend of countryside surroundings and everyday convenience. Known for its strong community spirit and elevated position, the village enjoys pleasant open aspects and a peaceful semi-rural atmosphere. The village benefits from a range of local amenities, schools and recreational facilities, making it particularly appealing to families, professionals and those seeking a quieter pace of life. Ideally positioned close to Durham City Centre and a number of surrounding towns and villages, Sherburn Hill offers excellent accessibility for both work and leisure. Superb road links via the nearby A1(M) and A19 provide straightforward access throughout the North East, including Durham, Sunderland, Newcastle and Teesside, making it a particularly attractive location for commuters. Surrounded by attractive countryside and scenic walking routes, Sherburn Hill successfully combines the charm of village living with the convenience of excellent connectivity.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Not that we are aware but any purchaser should check

Probate – NA

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

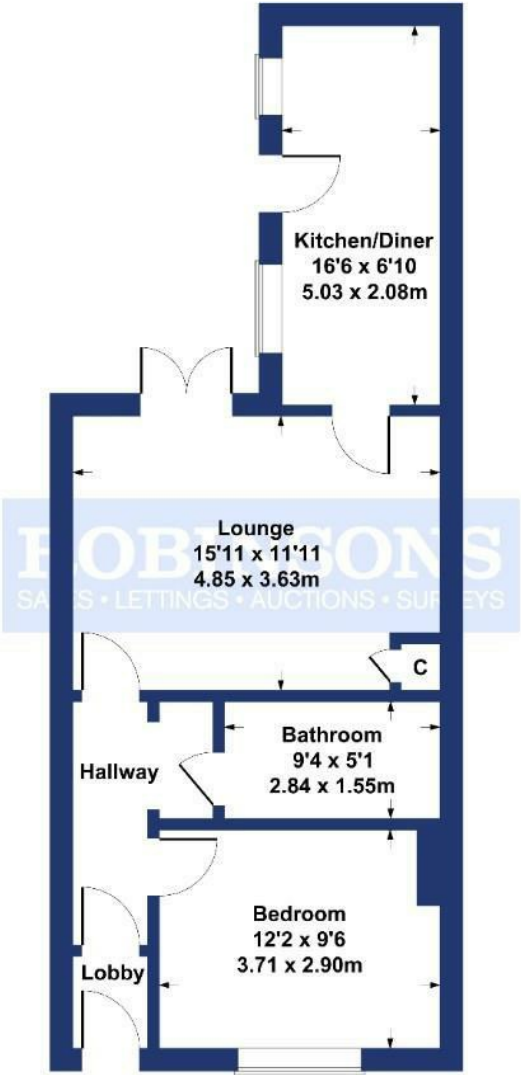
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 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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Approximate Gross Internal Area
554 sq ft - 51 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		
(81-81) B		
(69-80) C		
(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		

65 75

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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