



Viola Crescent, Sacriston, DH7 6QE
3 Bed - House - Semi-Detached
£65,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

PUBLIC NOTICE Robinsons Estate Agents are now in receipt of an offer for the sum of £72,000 for 65 Viola Crescent Sacriston DH7 6QE. Anyone wishing to place an offer on this property should contact Robinsons Estate Agents 1 Old Elvet Durham City DH1 3HL 0191-3862777 before exchange of contracts.

No onward chain • Village location • Great potential • Investment opportunity • In need of modernisation

The floor plan comprises: entrance hallway, bathroom/WC, lounge and kitchen with door to the rear garden. The first floor has three bedrooms and WC. Outside are good sized gardens front and rear.

Sacriston, located on the outskirts of Durham City, is a village offering a blend of modern convenience and rural tranquillity, making it an appealing choice for potential property buyers. The village provides a variety of housing options, suitable for families, professionals, and retirees alike. Sacriston features several local amenities, including shops, cafes, and pubs, as well as essential services like schools and healthcare facilities. For those who enjoy outdoor activities, there are parks and green spaces nearby, offering opportunities for walks and nature exploration. Transport links are convenient, with regular bus services connecting the village to the nearby city of Durham, which is only about 4 miles away, providing access to a broader range of shopping, dining, and cultural attractions. Additionally, Sacriston benefits from easy access to the A167, making commuting to Durham, Newcastle, and other surrounding areas straightforward.



GROUND FLOOR

Hallway

Bathroom

6'3 x 5'10 (1.91m x 1.78m)

Lounge

14'10 x 12'2 (4.52m x 3.71m)

Kitchen

12'1 x 5'9 (3.68m x 1.75m)

FIRST FLOOR

Bedroom

15'9 x 10'0 (4.80m x 3.05m)

Bedroom

10'8 x 8'3 (3.25m x 2.51m)

Bedroom

7'7 x 7'7 (2.31m x 2.31m)

WC

7'6 x 2'8 (2.29m x 0.81m)

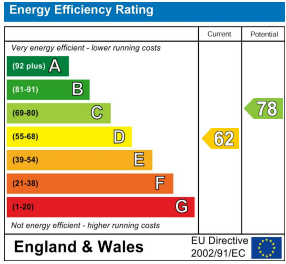
Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 17Mbps, Superfast 51Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx.
£1701pa
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.







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.