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Lavender Gardens, Sacriston, DH7 6PR
3 Bed - House - Semi-Detached
£75,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

Lavender Gardens

Sacrison, DH7 6PR

No onward chain ** Village location ** Ideal starter, family or investment property ** Front and rear gardens ** GCH & upvc double glazing **
Early viewing advised **

The accommodation briefly comprises an entrance hallway leading to a comfortable lounge and dining area, along with a fitted kitchen. To the first floor, there are three bedrooms and a family bathroom/WC. Externally, the property benefits from generously sized gardens to both the front and rear.

Situated on the outskirts of Durham, Sacrison is a charming village that combines modern convenience with a peaceful, rural setting, making it an attractive option for a wide range of buyers. The area offers a selection of housing suited to families, professionals, and retirees. Local amenities include shops, cafés, pubs, schools, and healthcare facilities, ensuring everyday needs are well catered for. Residents can also enjoy nearby parks and green spaces, ideal for walking and outdoor leisure. The village is well connected, with regular bus services providing easy access to Durham city centre, approximately four miles away, where a wider range of shopping, dining, and cultural attractions can be found. Additionally, convenient access to the A167 makes commuting to surrounding areas, including Newcastle, simple and efficient.







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Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a

Tenure: Freehold

Estate Management Charge – NA

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 (not metered)

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 – 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.

Accessibility/Adaptations – any alterations or conversions etc.

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

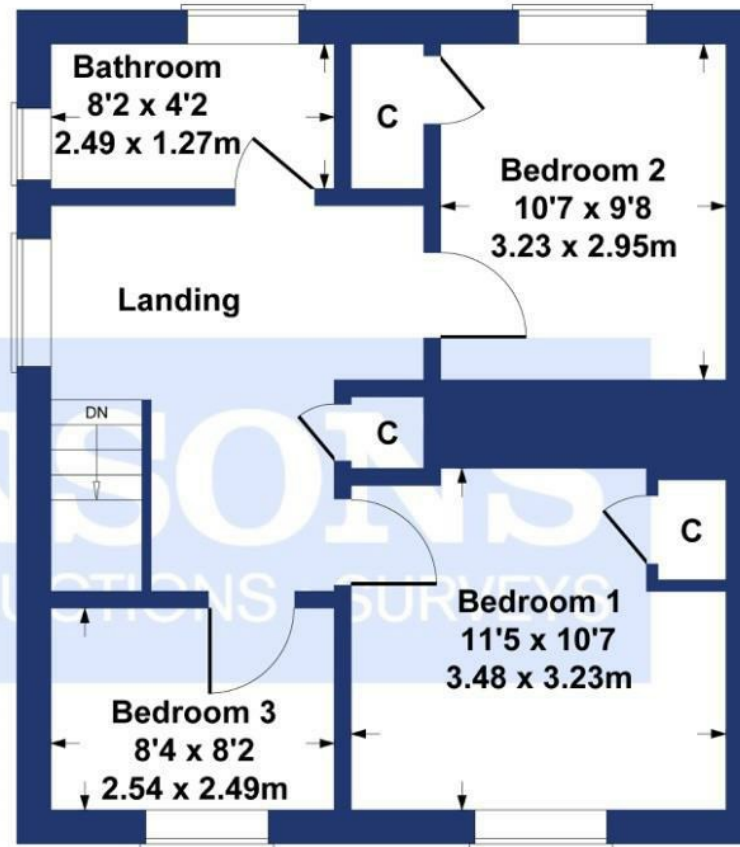
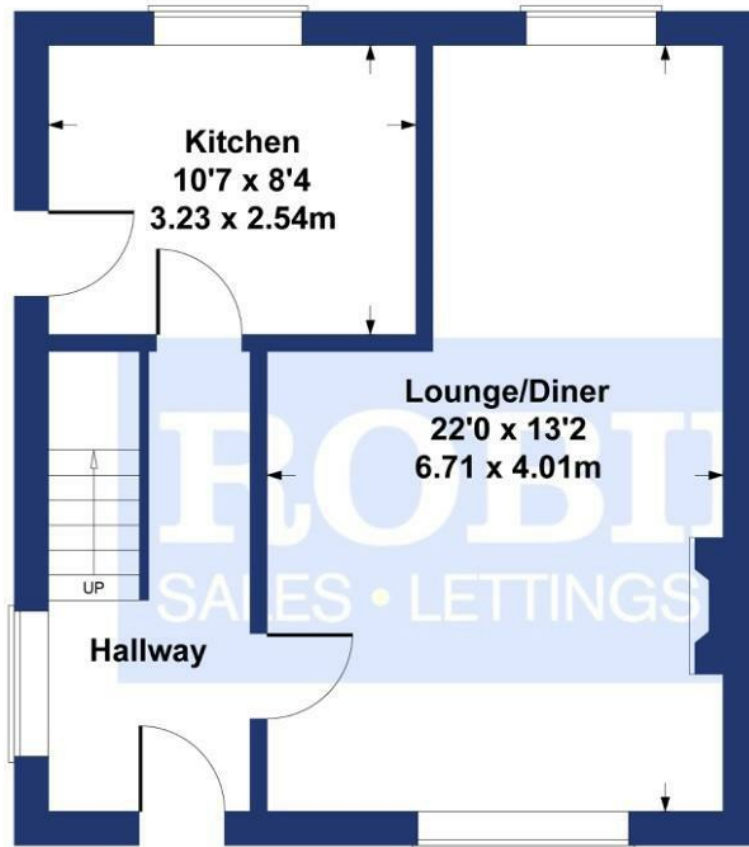
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 selling 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.

The company we are acting for in the sale of this property advises the cost for these checks via themselves will be £49.00 +VAT and so should an offer be accepted, this charge will payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.

Lavender Gardens

Approximate Gross Internal Area
861 sq ft - 80 sq m



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

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

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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