





Crossfield, Sacriston, DH7 6PU
2 Bed - House - Semi-Detached
£45,000

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

This property offers two spacious lounge areas, giving flexible living space for both relaxation and entertaining. The kitchen is positioned to the front of the home, while upstairs you'll find two double bedrooms and a family bathroom. Externally, the property benefits from generously sized gardens.

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

Entrance Hall

Lounge
15'6 x 10'9 (4.72m x 3.28m)

Second Reception Room
11'6 x 8'10 (3.51m x 2.69m)

Kitchen
11'5 x 6'4 (3.48m x 1.93m)

FIRST FLOOR

Bedroom One
15'6 x 10'10 (4.72m x 3.30m)

Bedroom Two
11'5 x 9'9 (3.48m x 2.97m)

Bathroom
8'2 x 5'7 (2.49m x 1.70m)

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 17Mbps, Superfast 56Mbps, Ultrafast 10000Mbps
Mobile Signal/Coverage: Good to Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1701p.a
Energy Rating: Pending

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.











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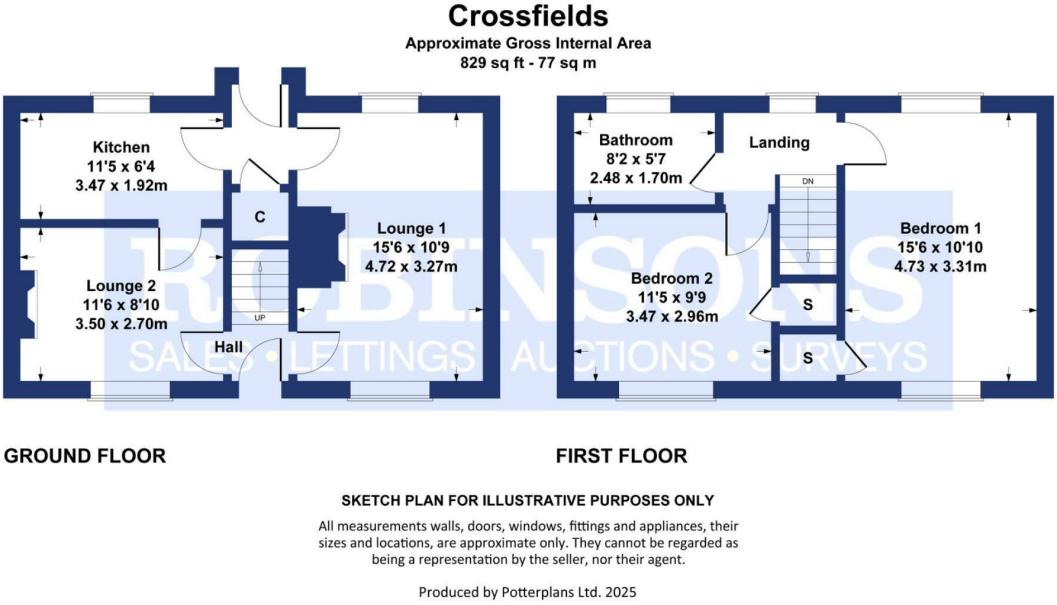
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Lettings and Management

Strategic Marketing Plan

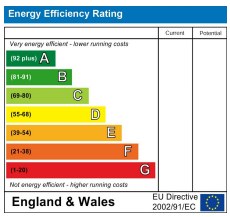
Dedicated Property Manager

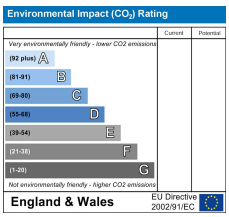


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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





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RICS

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