



**Derwent Close, Sacriston, DH7 6DQ**  
**3 Bed - House - End Terrace**  
**O.I.R.O £130,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Derwent Close Sacriston, DH7 6DQ

Superb Family or First Home \*\* Outskirts of Durham \*\* Local Amenities & Road Links \*\* Spacious Floor Plan \*\* Upvc Double Glazing & GCH \*\* Gardens & Garage \*\* Must be Viewed \*\*

The floor plan comprises; Entrance porch, spacious living room, and a modern open-plan fitted kitchen-diner with a selection of integrated appliances. There is also a convenient downstairs WC and utility area. Upstairs, there are three well-proportioned bedrooms and a family shower room/WC. Outside, the property boasts a generously sized low-maintenance rear garden and garage.

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.













### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

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.

### GROUND FLOOR

#### Entrance Porch

#### Lounge

17'4 x 14'2 (5.28m x 4.32m)

#### Kitchen Diner

17'8 x 10'6 (5.38m x 3.20m)

#### Utility Area

#### WC

### FIRST FLOOR

#### Bedroom

10'6 x 9'6 (3.20m x 2.90m)

#### Bedroom

10'10 x 9'6 (3.30m x 2.90m)

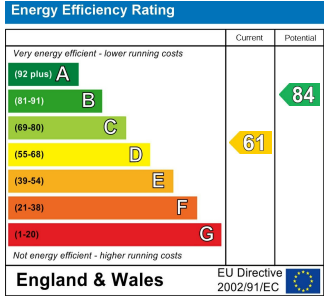
#### Bedroom

8'2 x 7'8 (2.49m x 2.34m)

#### Bathroom







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.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
info@robinsonsdurham.co.uk  
www.robinsonsestateagents.co.uk

