



Davison Terrace, Sacriston, DH7 6AE
2 Bed - House - End Terrace
£85,000

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Davison Terrace Sacriston, DH7 6AE

* RE-FITTED KITCHEN * NICE OUTLOOK * LOG BURNING FIRE * TWO GOOD SIZED BEDROOMS * WELL PRESENTED THROUGHOUT * ENCLOSED OUTSIDE SPACE TO FRONT AND REAR *

This well presented home offers comfortable and practical accommodation suited to a variety of buyers, benefitting from a superb re-fitted dining kitchen installed approximately one year ago, a log burning fire and pleasant outlooks.

The floorplan comprises a large entrance porch leading into a stunning re-fitted dining kitchen providing an excellent space for everyday living and entertaining. There is also a comfortable lounge with log burning fire, and a front lobby with stairs leading to the first floor. Upstairs there are two good sized bedrooms, with the main bedroom being of particularly good size, along with a bathroom.

Externally, the property benefits from an enclosed yard to the rear, while to the front there is a further enclosed outdoor space offering a good degree of privacy.

Davison Terrace is situated within Sacriston, a well-established village offering a range of local shops, schools and everyday amenities. The area provides convenient access to Durham City and surrounding towns, with excellent road links via the A691 and nearby A1(M), making it ideal for commuters. There are also nearby countryside walks and green spaces, further adding to the appeal of the location.











GROUND FLOOR

Porch

Dining Kitchen

15'8" x 9'2" (4.8 x 2.8)

Lounge

14'5" x 12'9" (4.4 x 3.9)

Front Lobby

FIRST FLOOR

Landing

Bedroom

13'5" x 10'5" (4.1 x 3.2)

Bedroom

9'10" x 9'2" (3 x 2.8)

Bathroom

6'10" x 6'2" (2.1 x 1.9)

AGENT'S NOTES

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

Tenure: Freehold

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

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 – We are 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 – log burning fire, porch

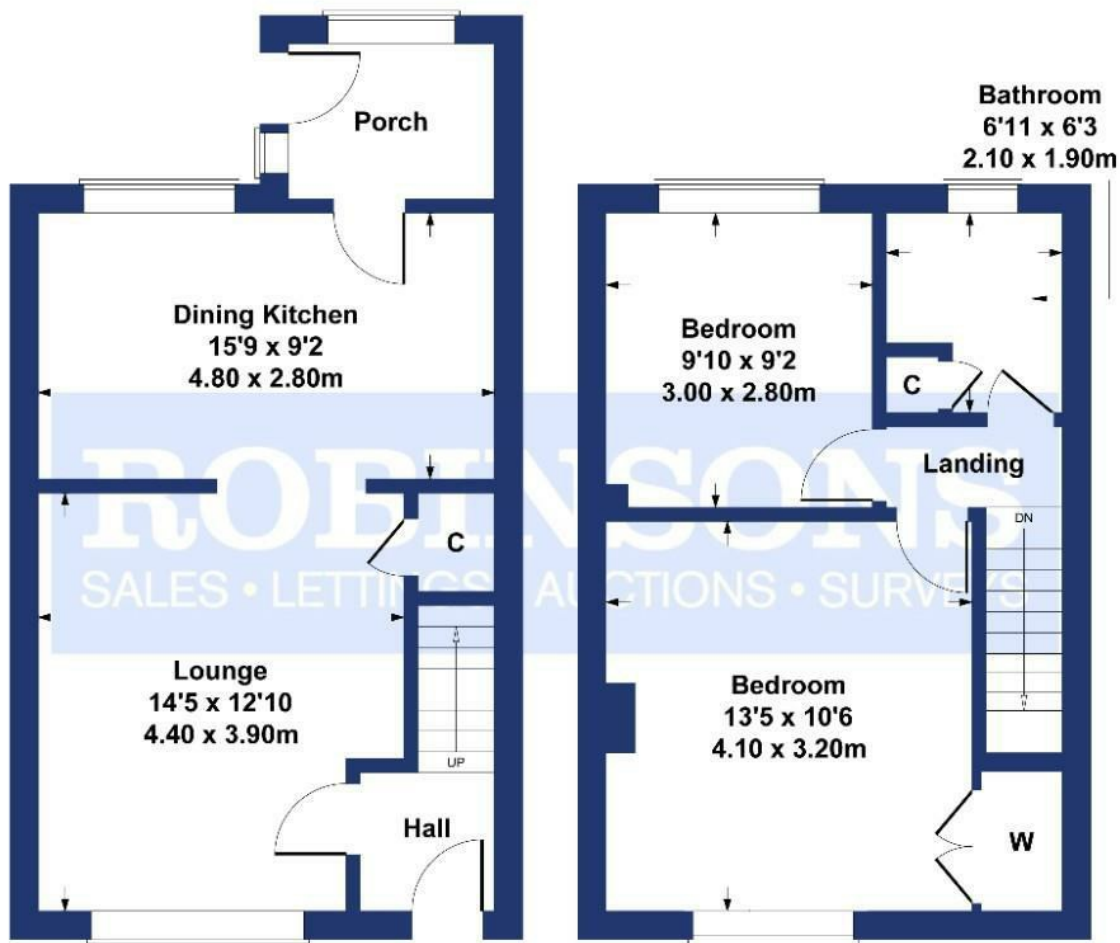
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Davison Terrace

Approximate Gross Internal Area
797 sq ft - 74 sq m



GROUND FLOOR

FIRST FLOOR

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		
(61-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	78
EU Directive 2002/91/EC			

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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