



Pinders Way, Sherburn Hill, DH6 1QJ
3 Bed - House - Semi-Detached
O.I.R.O £154,950

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Be quick or be disappointed!! ** Stunning family or first home ** Upgraded throughout ** Extended floor plan ** Modern fixture & fittings ** Lovely enclosed rear garden ** Spacious driveway ** Detached garage ** Semi rural village setting ** Close to major road links & national cycle routes ** Local amenities ** Upvc double glazing & GCH **

The floor plan comprises: entrance vestibule, comfortable lounge, stunning kitchen breakfast room with a range of integral appliances. This flows through to the garden room extension which provides a fantastic relaxation space, and seamlessly flows out into the rear garden and patio areas. The first floor has three bedrooms and modern shower room/WC. Outside the property occupies a pleasant position within the development and has gardens front and rear. The front provides ample parking and leads to the detached garage. The rear enjoys an elevated position with lawn and patio areas.

Pinders Way is nestled within the charming semi-rural village of Sherburn Hill, situated just about 5 miles from the bustling heart of Durham City. This location offers residents the perfect blend of tranquillity and convenience, with Durham City centre providing comprehensive shopping, recreational facilities, and various amenities.

The village of Sherburn itself has local amenities, providing the essentials and access to national cycle routes. For a broader range of services, residents can easily access the nearby Sherburn Village, adding to the overall convenience of daily life.

One of the significant advantages of Pinders Way location is its excellent connectivity for commuting purposes. The property is strategically positioned, providing easy access to major roadways such as the A690, A19, and the A1(M). This makes Pinders Way an ideal residence for those who seek the tranquillity of village life without sacrificing accessibility to essential transportation routes.



GROUND FLOOR

Entrance Vestibule

Lounge

14'3 x 11'5 (4.34m x 3.48m)

Kitchen Breakfast Room

14'3 x 11'9 (4.34m x 3.58m)

Garden Room

13'1" x 9'10" (4 x 3)

FIRST FLOOR

Bedroom

11'8 x 8'4 (3.56m x 2.54m)

Bedroom

8'8 x 7'7 (2.64m x 2.31m)

Bedroom

8'10 x 5'9 (2.69m x 1.75m)

Shower Room/WC

6'3 x 5'6 (1.91m x 1.68m)

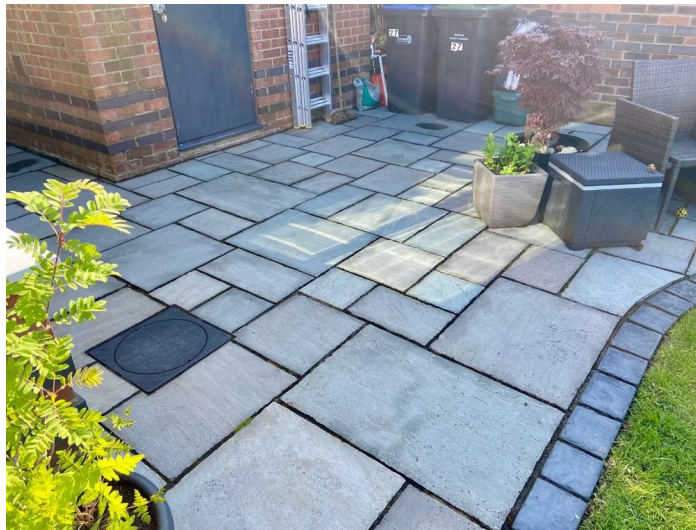


Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801.a

Energy Rating: C

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.



Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

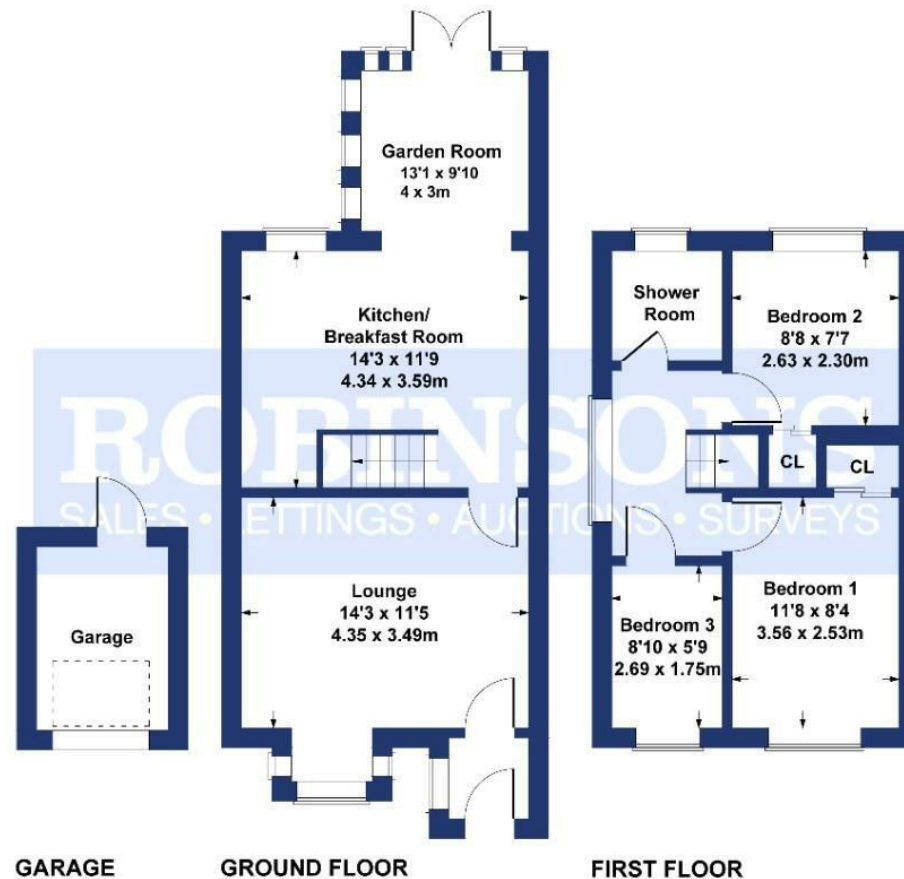
Broadband: Basic 16 Mbps, Superfast 80 Mbps Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average






Pinders Way
Approximate Gross Internal Area
786 sq ft - 73 sq m
(Excluding Garage)



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	86
		EU Directive 2002/91/EC	

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.