



**Hallgarth Street, Sherburn Village, DH6 1DN**  
**4 Bed - House - Townhouse**  
**O.I.R.O £195,000**

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# Hallgarth Street Sherburn Village, DH6 1DN

Stunning Town House \*\* Ideal for a Variety of Buyers \*\* Popular Village \*\* Parking \*\* Versatile Layout \*\* Must Be Viewed \*\*

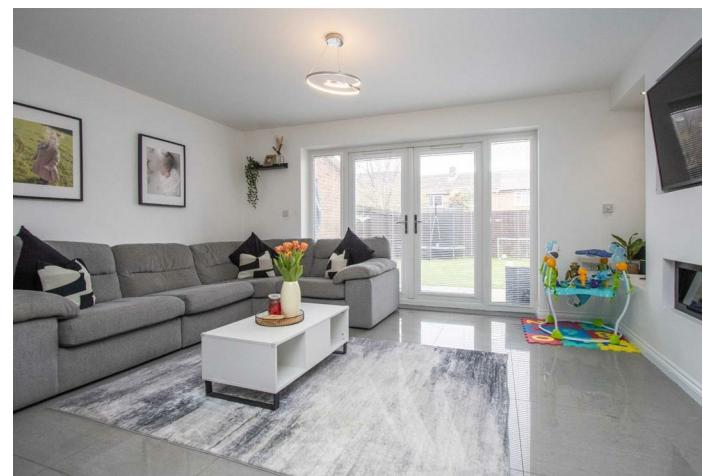
The floor plan features, inviting hallway, cloak/WC, a stunning open-plan kitchen, dining, and living area with bi-fold doors opening to the rear garden. The kitchen includes a selection of integral appliances. The first floor offers two generously sized bedrooms, a family bathroom/WC, and an additional double bedroom or additional reception room. The impressive master suite occupies the entire top floor, complete with double bedroom, dressing area, and a en-suite shower room/WC. Externally, the properties benefit from shared landscaped gardens, a private double driveway leading to useful store, and an enclosed lawned garden at the rear.

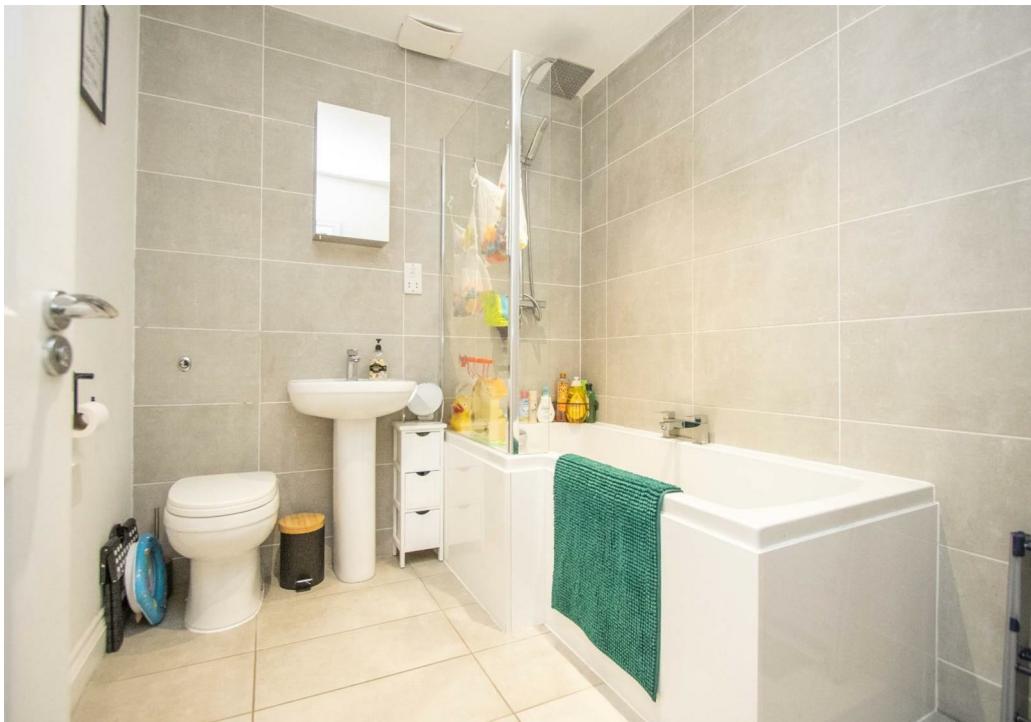
Sherburn Village in Durham is a charming and historic settlement that offers a blend of rural tranquillity and convenient access to urban amenities. Situated just a few miles east of the vibrant city of Durham, Sherburn is an attractive option for those who want a peaceful village lifestyle without sacrificing proximity to the conveniences of a larger city.

Sherburn is well-served by local amenities, including a primary school, shops, and a couple of cosy pubs, making day-to-day living convenient. The village also boasts a number of green spaces, offering plenty of opportunities for walking, cycling, and outdoor activities. The nearby Sherburn Beck adds to the village's scenic appeal, creating a lovely setting for leisurely strolls.

For families, Sherburn Village offers a safe environment with a range of schooling options in and around the area. The local primary school has a good reputation, and secondary schools in nearby Durham are easily accessible.

Transport links are another plus, with easy access to the A1(M) motorway, providing straightforward connections to Durham, Newcastle, and beyond. The village is also close to public transport options, making commuting or day trips into the city convenient.











## GROUND FLOOR

### Hallway

18'6 x 7'4 (5.64m x 2.24m)

### WC

6'2 x 3'1 (1.88m x 0.94m)

### Open Plan Living Kitchen & Dining

22'6 x 15'10 (6.86m x 4.83m)

## FIRST FLOOR

### Bedroom or Additional Living Room

15'10 x 12'5 (4.83m x 3.78m)

### Bedroom

10'11 x 8'2 (3.33m x 2.49m)

### Bedroom

7'8 x 7'6 (2.34m x 2.29m)

### Bathroom/WC

8'8 x 6'9 (2.64m x 2.06m)

## SECOND FLOOR

### Master Bedroom

15'10 x 12'4 (4.83m x 3.76m)

### Dressing Area

6'9 x 5'8 (2.06m x 1.73m)

### En-Suite

6'11 x 6'9 (2.11m x 2.06m)

### Store

8'0" x 5'5" (2.44 x 1.66)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 61Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2268p.a

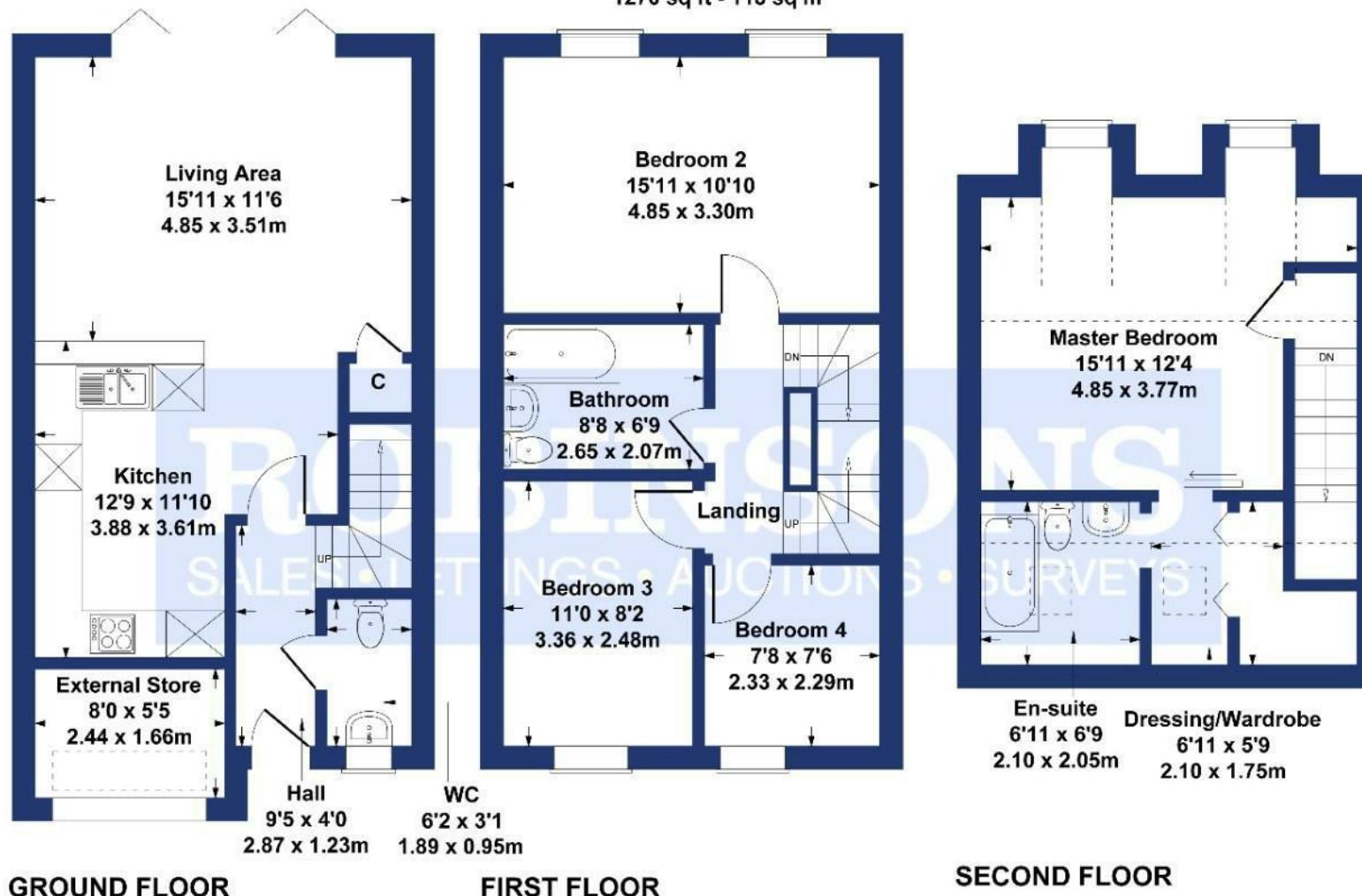
Energy Rating: B



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.

# Hallgarth Street

Approximate Gross Internal Area  
1270 sq ft - 118 sq m



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	
(81-91)	B	84	
(69-80)	C		
(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	

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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