



Daleside, Sacriston, DH7 6DH
3 Bed - House - Detached
O.I.R.O £239,995

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Daleside Sacriston, DH7 6DH

**** BEAUTIFULLY PRESENTED ** MUCH IMPROVED ** GREATLY EXTENDED ** FANTASTIC CUL DE SAC POSITION ** CONVERTED GARAGE ** HIGH QUALITY FIXTURES AND FITTINGS ** A MUST VIEW ****

A truly remarkable home which has been greatly extended, much improved, and is located in a lovely cul de sac on a traditionally popular residential development.

The gorgeous floor plan comprises: entrance lobby, sitting room/family room, large lounge, tremendous family room with underfloor heating, vaulted ceiling and Velux windows, full width doors allowing for ample natural lighting, and a high quality kitchen with integrated appliances.

On the first floor there are three bedrooms, all with wardrobes, and the master has en-suite facilities. To finish off the first floor there is a stylish family bathroom.

To the front external is a garden and double width drive. To the rear is a private garden with shed and summer house that has power and lighting.

Daleside is a quiet cul de sac on this estate established street in the village of Sacriston which provides good access to schools, amenities, recreational facilities and motoring links. Durham City Centre and Chester Le Street Town Centre are only a few miles away where there are a larger range of shops and recreational facilities and there are also good bus links. In our opinion the property should appeal to a wide variety of potential purchasers and early viewing is advised.











GROUND FLOOR

Sitting Room

11'10 x 7'10 (3.61m x 2.39m)

Lounge

23'11 x 10'10 (7.29m x 3.30m)

Open Plan Family Room/Kitchen

23'0 x 19'4 (7.01m x 5.89m)

FIRST FLOOR

Bedroom One

11'2 x 9'2 (3.40m x 2.79m)

En-suite

Bedroom Two

10'2 x 7'7 (3.10m x 2.31m)

Bedroom Three

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

Bathroom

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 75 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.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.

Daleside

Approximate Gross Internal Area
1249 sq ft - 116 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(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	

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.

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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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