



Ashwood Close

Sacrison DH7 6QN

Offers In Excess Of £115,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Ashwood Close

Sacriston DH7 6QN



- Available Mid February 2025
- EPC RATING - C
- Sought after cul de sac of similar homes

- Well presented
- Modern fitted kitchen with appliances
- Stylish bathroom

- Two double bedrooms
- Well maintained garden and parking
- Walking distance to schools and amenities

Viewing is highly recommended for full appreciation of this modern, end link house with two double bedrooms in a cul de sac location of similar homes. Well presented throughout with modern fixtures and fittings, the property will appeal to a range of buyers.

The impressive floor plan comprises of an entrance hall with WC and a large storage/cloaks cupboard, modern fitted kitchen with appliances and spacious living room with French doors opening in to the rear garden. To the first floor there are two well proportioned double bedrooms and a stylish bathroom fitted with modern white suite. Externally there is a driveway to the front and a fence enclosed, well maintained garden to the rear.

The property is within walking distance to a wide range of local amenities and facilities including both primary and secondary schools and a host of shops, available within Sacriston. It is located within easy reach of Durham City centre and the A167, giving excellent access for commuting across the region.

Property is tenanted until February 2025.

GROUND FLOOR

Entrance Hall

Having a tiled floor and useful cloaks cupboard.

Downstairs WC

With a white WC, pedestal hand wash basin, extractor fan, radiator and UPVC double glazed opaque window to the front.

Kitchen

8'1" x 6'5" (2.47 x 1.97)

Fitted with a range of modern wall and floor units having contrasting work tops incorporating a stainless steel sink unit with mixer tap incorporating a built in stainless steel oven, stainless steel gas hob with extractor fan over, washing machine and fridge/freezer. Further features include attractive tiled splash backs, counter lighting, unit housed gas central heating boiler and a UPVC double glazed window to the front.

Living Room

14'9" x 12'10" (4.52m x 3.93m)

Spacious living room with UPVC double glazed French doors opening in to the rear garden, open plan staircase to the first floor, TV aerial point and two radiators.

FIRST FLOOR

Landing

Bedroom One

12'10" x 8'0" (3.93 x 2.46)

Double bedroom situated to the front of the property with two UPVC double glazed windows, built in wardrobes and shelving and radiator.

Bedroom Two

12'10" x 8'2" (3.93 x 2.50)

Double bedroom situated to the rear of the property with a UPVC double glazed window, built in wardrobes, storage cupboard and radiator.

Bathroom

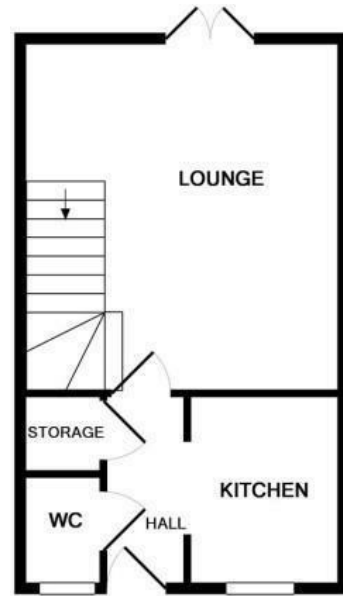
Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, pedestal hand wash basin and WC. Having a UPVC double glazed opaque window to the side, tiled splashbacks, shaver point and radiator.

EXTERNAL

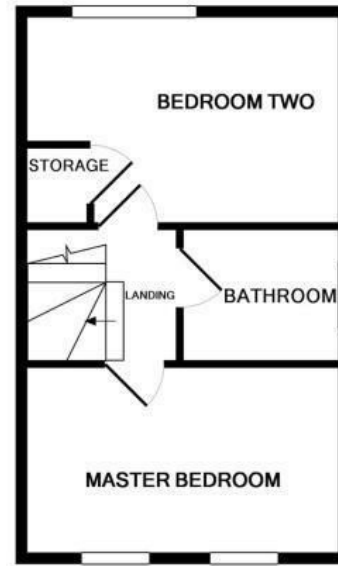
To the front of the property is a driveway for off street parking whilst to the rear is an enclosed, well maintained garden with lawn and paved patio area. Also having gated access to the front of the property.

Agent Information

Please know, the photos were taken before the current tenant moved in.

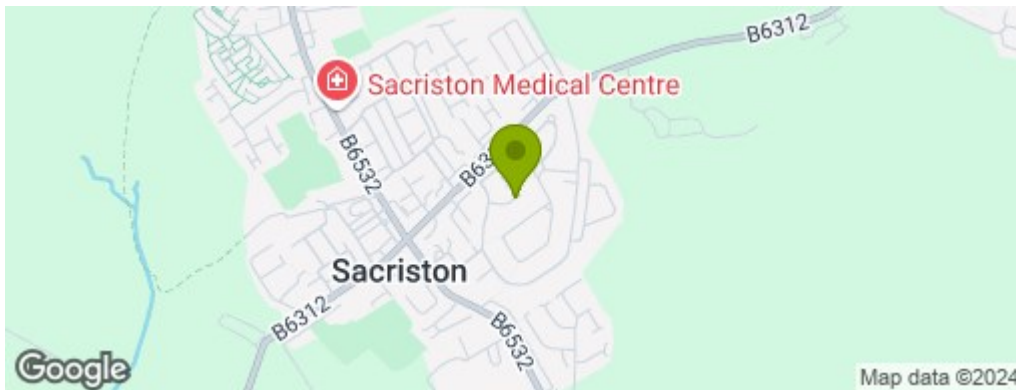


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property Information

EPC RATING - C COUNCIL TAX BAND - A TENURE - FREEHOLD

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