



## Hill Crest

Sacrison DH7 6UU

Offers In The Region Of £290,000







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# Hill Crest

Sacrison DH7 6UU



- Fantastic family home with no chain
- EPC Rating - D
- Must be viewed for full appreciation

- Four well proportioned bedrooms
- Stunning panoramic views
- Less than 10 mins from Durham City centre

- Three reception rooms
- Newly decorated throughout
- Easy access to local amenities

Venture Properties are delighted to offer for sale with no chain involved, this well presented four bedroom family home, enjoying spectacular views to the rear. It is situated on the highly sought after Southburn Rise residential development on the edge of Sacrison, having easy access to both Durham City and Chester-le-Street.

The spacious accommodation offers many notable features including two reception rooms, large 25 foot conservatory, fantastic kitchen fitted with a comprehensive range of quality units and ground floor WC. To the first floor there are four well proportioned bedrooms, an en-suite shower room to the master bedroom and modern family bathroom. Externally there is an integrated garage and driveway providing off street parking and enclosed rear garden.

Sacrison has a wide range of local shopping and recreational facilities, as well as both primary and secondary schools. There are excellent transport links and access to the A167, providing access to major towns and cities in the north and south.

Properties in this location prove extremely popular making early viewing essential to avoid disappointment.

## GROUND FLOOR

### Hall

Welcoming hallway entered via UPVC double glazed door. Having stairs leading to the first floor, an understairs storage cupboard, laminate flooring and radiator.

### WC

Comprising of a WC, hand wash basin, laminate flooring, radiator and UPVC double glazed opaque window to the front.

### Living Room

16'3" x 11'0" (4.96 x 3.36)

Spacious reception room with a UPVC double glazed bay window to the front, feature fireplace housing a gas fire, coving, wood laminate flooring and two radiators.

### Dining Room

10'5" x 10'1" (3.20 x 3.08)

Open plan to the living room and having folding doors to the conservatory, coving, wood laminate flooring and radiator.

### Conservatory

25'10" x 10'3" (7.88 x 3.13)

An excellent addition to the property spanning across the rear, greatly adding to the living space. Having UPVC double glazed windows, laminate flooring, four radiators and french doors opening in to the rear garden.

### Kitchen

16'3" x 10'4" (4.96 x 3.16)

Fitted with a comprehensive range of quality wall and floor units with contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a cooker with extractor over, fridge/freezer space, plumbing for a washing machine, as well as spaces for a dishwasher and tumble dryer. Further features include two UPVC double glazed windows to the conservatory, tiled splashbacks, wood laminate flooring, a breakfast bar, radiator and doors leading to both the conservatory and garage.

## FIRST FLOOR

### Landing

With airing cupboard housing the combi gas central heating boiler.

### Master Bedroom

12'6" x 11'5" (3.82 x 3.50)

Generous double bedroom with two UPVC double glazed windows to the front, built in double wardrobe, laminate flooring and radiator.

### En-Suite Shower Room

6'7" x 6'0" (2.03 x 1.84)

Fitted with a white suite comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having fully tiled walls, a vanity mirror, heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the front.

### Bedroom Two

10'7" x 8'8" (3.25 x 2.65)

Double bedroom with a UPVC double glazed window to the rear enjoying a fantastic open aspect view. Having a built in double wardrobe, wood laminate flooring, a radiator and loft hatch.

### Bedroom Three

8'11" x 8'11" (2.74 x 2.72)

Double bedroom with a UPVC double glazed window to the front, overstairs storage cupboard, wood laminate flooring and radiator.

### Bedroom Four

8'11" x 8'7" (2.73 x 2.62)

Well proportioned fourth bedroom with a UPVC double glazed window to the rear also enjoying the superb view, wood laminate flooring and radiator.

### Family Bathroom

6'9" x 5'6" (2.07 x 1.68)

Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled walls, a heated towel rail and UPVC double glazed opaque window to the rear.

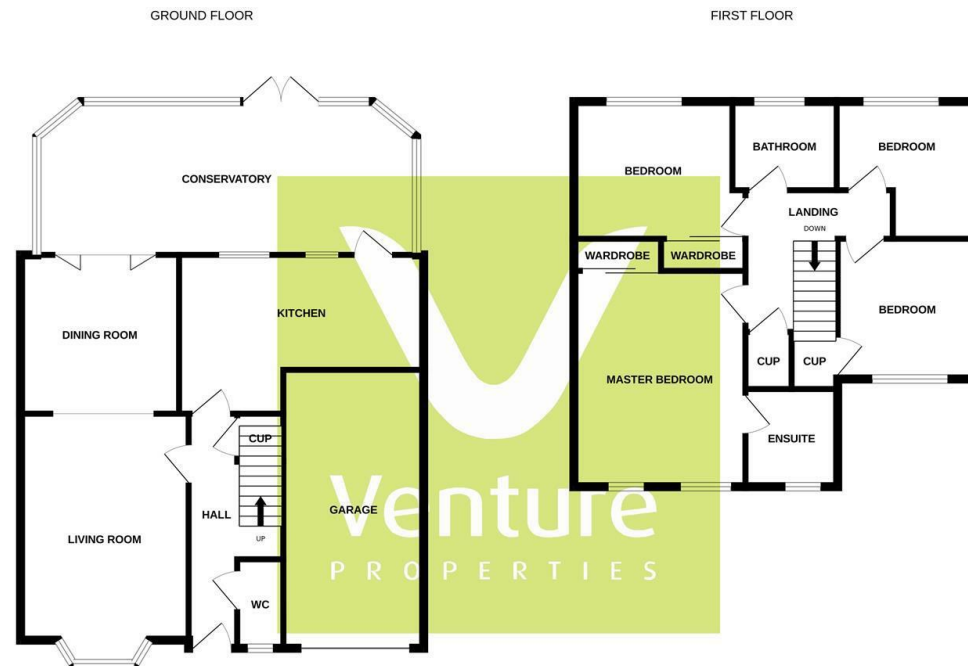
## EXTERNAL

To the front of the property is a lawned garden and block paved double driveway, whilst to the rear is an enclosed, lawned garden which enjoys a good degree of privacy and has a large patio area stretching across the rear of the house.

### Garage

18'2" x 8'6" (5.56 x 2.61)

Having an up and over door, power and lighting.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,551 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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