



**STUART
EDWARDS**



Hill Crest

Sacrison, Durham DH7 6UU

- NEWLY REFURBISHED
- SPACIOUS LOUNGE/DINING ROOM
 - 3 BEDROOMS
- LARGE DRIVEWAY & GARAGE
 - REAR VIEWS
- EXCEPTIONAL DETACHED HOUSE
 - NEWLY FITTED KITCHEN WITH APPLIANCES
- CLOAKROOM/WC & CONTEMPORARY BATHROOM SUITE
 - FRONT AND REAR GARDEN
 - READY TO MOVE INTO

Asking Price £225,000



FULL DESCRIPTION

An exceptional detached house, refurbished to the highest of standards to create a family home ready to move into.

Beautifully presented throughout the internal living accommodation comprises: entrance lobby with access to the cloakroom/wc, entrance hallway, spacious lounge/dining room with feature bay window and space for a good sized dining table. The kitchen is newly fitted with a range of stylish wall and floor units and integrated appliances including a wine cooler.

Stairs from the hallway lead to the first floor landing, 3 bedrooms and a newly fitted contemporary bathroom suite with shower.

Externally to the front there's a large block paved driveway providing off road parking for three cars, single garage and laid lawn. The rear garden enjoys the surrounding views and has laid lawn and a decked area for outside dining.

Having gas central heating via a combi boiler and UPVC double glazing throughout.

Hill Crest is within walking distance of the local primary school, shops including Tesco Local, & pubs. In addition to the comprehensive public transport network which passes through the village, nearby road links, including A1M & A167, link Sacriston to nearby Durham, Newcastle & Gateshead within around 15 minutes, making this village a popular location for professionals commuting throughout the region.

The current owner has created a home to be proud of. Internal inspection is essential to appreciate the quality of the internal fixtures and fittings. An opportunity not to be missed!

ENTRANCE PORCH

Upvc double glazed entrance door leading to lobby area with vinyl flooring and door to entrance hallway.

CLOAKROOM/WC

Low level w.c, vanity unit with inset wash hand basin, decorative vinyl flooring and radiator.

ENTRANCE HALLWAY

Laminate flooring, radiator and stairs with under stair storage cupboard leading to the first floor.

LOUNGE/DINING ROOM

26'2" x 11'1" into bay

Feature bay window, coved ceiling, double radiator, single radiator and laminate flooring.

KITCHEN

13'1" x 8'6"

Newly fitted anthracite grey gloss kitchen with laminate worktop and inset sink and drainer unit with mixer tap. Integrated fridge/freezer, dishwasher, wine cooler, electric oven and gas hob with extractor hood. Laminate splashbacks, laminate flooring, wall mounted gas combi boiler and UPVC double glazed door to rear garden.

FIRST FLOOR LANDING

BEDROOM 1

12'5" x 10'2"

Radiator and access top partially boarded out loft space to provide additional storage.

BEDROOM 2

11'5" x 10'5"

Radiator.

BEDROOM 3

9'2" x 7'10"

Radiator and storage cupboard.

BATHROOM

6'10" 5'6"

Newly fitted contemporary bathroom suite with panel bath and overhead mains shower with modern glass screen, low level w.c, vanity unit with inset wash hand basin, spot lighting, laminate flooring, walls and ceiling and heated towel rail.

REAR GARDEN

Enjoying surrounding views and having decked area, laid lawn, artificial grass and fenced boundaries.

DOUBLE GARAGE AND DRIVEWAY

Large block paved driveway to the front providing off road parking for three cars lead to a double garage with up and over doors, lighting and power points.

Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

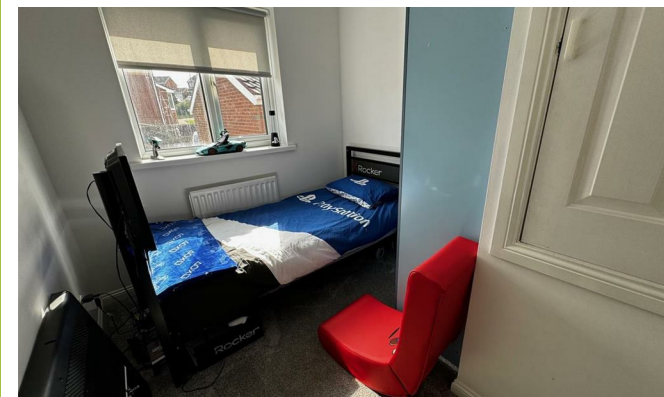
EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9029-1211-6702-6630-0104>

Important Info

Please note that all sizes have been measured with an electronic measure tape and are





approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

Financial Assistance

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

Council Tax Band: C
EPC Rating: C

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.