

**STUART
EDWARDS**



Findon Hill

Sacriston, Durham DH7 6LR

- Mid Terraced House
- 3 Double Bedrooms
- Kitchen/Diner & Utility Room
 - Rear Yard
 - Downstairs WC
- In Need Of Some Refurbishment
 - Spacious Lounge
- Full Bathroom Suite With Shower
 - No Onward Chain
 - 5 Miles From Durham City

£85,000

Council Tax Band: A
EPC Rating: E

FULL DESCRIPTION

Deceptively Large Mid Terraced House, in need of some refurbishment and available with no onward chain. The living accommodation comprises: entrance hallway, spacious lounge and kitchen/diner with utility room. To the first floor: landing, 2 spacious bedrooms and a full bathroom suite with a mains fed shower. A third large bedroom with a dormer window is accessed via a conventional staircase. Externally there's on street parking and a yard to the rear. Benefiting from gas central heating, UPVC double glazing and white UPVC facias with rainwater goods. Sacriston is located approximately 5 miles north of Durham City and is convenient for Chester-le-Street where there is access onto the A1M. Viewings are recommended.

ENTRANCE HALLWAY

UPVC entrance door leading to hallway with stairs to the first floor landing.

LOUNGE

23'4" x 15'2"

Bay window, French polished feature fire surround with marble hearth and inset electric fire. Under stair storage cupboard, single and double radiators.

KITCHEN/DINER

14'8" x 12'9"

Range of wall and floor units with laminate worktops and inset one and a half bowl single drainer sink unit. Radiator and pantry.

UTILITY ROOM

10'0" x 6'7"

Plumbed for automatic washing machine and UPVC rear entrance door.

DOWNSTAIRS WC

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

15'2" x 12'4"

Radiator.

BEDROOM 2

10'0" x 9'0"

BATHROOM

White suite comprising: low level wc, wash hand basin, panel bath, shower cubicle with mains fed shower, double radiator, cupboard housing the central heating boiler and fully tiled walls and flooring.

LOFT CONVERSION

13'5" x 10'5"

Accessed via a conventional staircase from bedroom 1 and having a dormer window overlooking the rear.

EXTERNALLY

On street parking.

Small front forecourt and yard to the rear.

TENURE - FREEHOLD

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

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.

