



## Elliot Street

, Sacriston DH7 6JH

- MID TERRACED HOUSE
- READY TO MOVE INTO
- NEW HEATING SYSTEM & RE-WIRING IN 2022
- KITCHEN/DINER
- BATHROOM WITH SHOWER
- 3 BEDROOMS
- NEW ROOF IN 2024
- GARDEN & REAR YARD WITH OFF ROAD PARKING
- LOUNGE
- READY TO MOVE INTO CONDITION

**Fixed Asking Price £100,000**



**Council Tax Band: A**  
**EPC Rating: E**

**FULL DESCRIPTION**

Well presented mid terraced house, situated in a convenient location, an ideal first time buyer property or investment opportunity.

Accessed via a composite entrance door leading to the lounge,, modern kitchen/diner and rear entrance lobby. An open staircase from the kitchen leads to the first floor landing, 3 bedrooms and full bathroom suite with mains fed shower.

Externally there's a front garden, rear yard and off road parking.

Well maintained the property has the benefit of a new heating system fitted in 2022, re-wiring in 2022, new roof in 2024 and UPVC double glazed windows throughout with composite front and rear entrance doors.

Sacriston has its own 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.

An excellent opportunity to purchase a home in ready to move into condition. Viewings are strongly recommended.

**COMPOSITE ENTRANCE DOOR**

**LOUNGE**

14'8 x 13'6

Double radiator and electric feature fire.

**KITCHEN/DINER**

14'8 x 15'0

Extensive range of modern grey high gloss wall and floor units with contrasting laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven, hob and extractor canopy. Tiled splashbacks, spot lighting, laminate flooring and open staircase with under stair storage cupboard leading to the first floor.

**REAR ENTRANCE LOBBY**

Leading off the kitchen, plumbed for automatic washing machine and rear entrance door.

**FIRST FLOOR LANDING**

Storage cupboard.

**BEDROOM 1**

13'0 x 7'9

Double radiator.

**BEDROOM 2**

12'0 x 7'1

Radiator.

**BEDROOM 3**

13'3 x 6'8

Radiator.

**BATHROOM**

White suite comprising: close coupled wc, vanity storage unit with inset wash hand basin, panel bath with mains fed shower over, chrome heated towel rail, storage cupboard and fully tiled walls and flooring.

**EXTERNALLY**

Front garden and yard to the rear with off road parking.

**EPC.**

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9962-2885-7726-9001-4861>

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

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://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.

