

**STUART  
EDWARDS**



## Plawsworth Road

, Sacriston DH7 6PQ

- DOUBLE FRONTED END TERRACED HOUSE
  - 3 BEDROOMS
  - KITCHEN & UTILITY ROOM
  - LARGE GARDENS
- SUBSTANTIAL FAMILY HOME
- LOUNGE, DINING ROOM & CONSERVATORY
- CLOAKROOM/WC & BATHROOM
- AMPLE PARKING & 2 GARAGES

**£275,000**







## FULL DESCRIPTION

Imposing, large double fronted end terraced house situated in a sort after location in the established residential village of Sacriston.

This substantial family living accommodation comprises: entrance hallway, lounge with Inglenook style feature fireplace, conservatory, extensively fitted kitchen, inner hallway, cloakroom/wc, utility room and dining room. A staircase from the entrance hallway leads to the first floor landing, 3 bedrooms and family bathroom.

In addition to the internal floor plan there is a basement area providing additional storage space and is accessed at the rear of the property.

Externally there is a walled garden to the front with mature hedge row together with large gardens to the side and rear of the property with laid lawns, patio area, mature plants, shrubs and trees. Ample off road parking, two detached garages and wood store are at the rear.

It is worth noting that the property has the benefit of a lapsed planning consent to construct a detached bungalow. This would be erected in the rear garden and accessed from the rear lane.

The roof was replaced on the property approximately 8 years ago and the flat rooves were replaced approximately 3 years ago.

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.

Internal inspection is essential to appreciate the accommodation on offer.



### ENTRANCE

Composite entrance door leading to hallway with two radiators and open staircase to the first floor.

### LOUNGE

13'6 x 15'6

Recessed Inglenook style feature fireplace with inset multi fuel burner, natural wood surround and tiled hearth. Delft rack, two double radiators and three wall light points.

### DINING ROOM

15'5 x 12'3

Feature fire surround, radiator and quarry tiled flooring.

### KITCHEN

17'4 x 7'7

Extensive range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated double electric oven, microwave and gas hob. Karndean flooring and two double radiators.

### INNER HALLWAY

Small inner hallway between the kitchen and utility room.

### UTILITY ROOM

8'0 x 7'6

Radiator, plumbed for automatic washing machine, Karndean flooring, radiator and rear entrance door.

### CLOAKROOM/WC

Low level wc, wash hand basin and fully tiled walls.

### CONSERVATORY

12'0 x 8'7

Accessed from the kitchen and lounge. Timber constructed conservatory with hermetically sealed double glazing, two radiators and access door to the rear garden.

### FIRST FLOOR LANDING

### BEDROOM 1

15'3 x 14'0

Radiator, fixed headboard with bedside drawers and fitted double wardrobes.

### BEDROOM 2

15'5 x 15'1 overall size

Radiator and two built-in wardrobes.

### BEDROOM 3

11'3 x 7'7

Double radiator and built-in wardrobes with shelving.

### BATHROOM

White suite comprising: low level wc, vanity unit with inset wash hand basin, shower cubicle with electric shower, fully tiled walls, radiator and extractor fan.

### EXTERNALLY

#### BASEMENT

Sub floor storage space, accessed from the rear of the property.

#### TWO DETACHED GARAGES

And ample off road parking is at the rear of the property.

#### GARDENS

Substantial gardens to the front, side and rear of the property with laid lawns, mature plants, shrubs, trees and wood store.

#### EPC

EPC Rating -

EPC Link -

#### Freehold

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







### 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.

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### Thanks

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

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**Council Tax Band: B**  
**EPC Rating:**

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