



Kirkfields, Sherburn Hill, DH6 1PR
3 Bed - House - End Terrace
O.I.R.O £134,950

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Modern Home ** Ideal Starter or Family Home ** Gardens & Parking ** Outskirts of Durham ** Access to Cycle & Walking Routes ** Must Be Viewed **

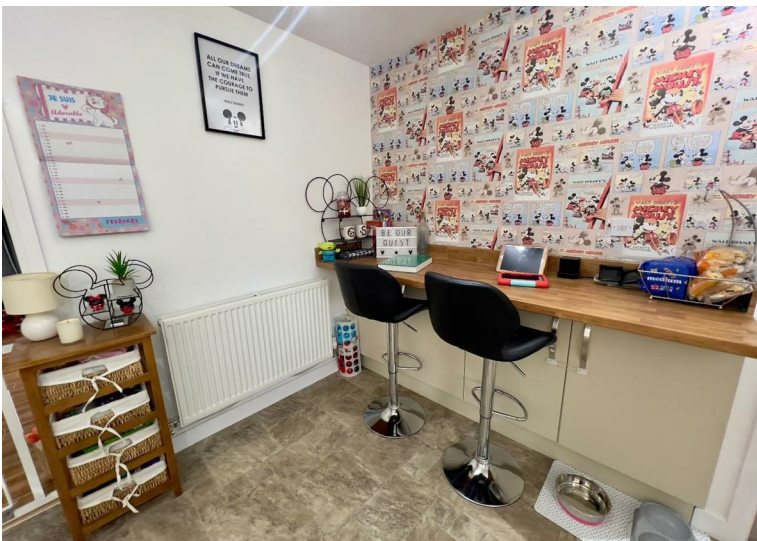
The house features an entrance lobby leading to a ground floor WC. The breakfast kitchen is equipped with a breakfast bar, built in oven and hob, and space for other white goods. The lounge, with feature engineered wood flooring, can be accessed via the kitchen, and has French doors opening out to the rear garden.

Upstairs, there are three bedrooms: two doubles and a single. The single bedroom could be utilised for a home office, nursery or child's bedroom.. Both bedrooms to the rear have great views of the countryside beyond and Penshaw Monument in the distance. The family bathroom is equipped with a bath with shower over, WC, and washbasin.

Outside, there are off-street car parking bays, a rear garden with lawn and decking, railings, and a garden shed. To the front is a garden with railings.

Kirkfields is nestled within the charming semi-rural village of Sherburn Hill, situated just about 5 miles from the bustling heart of Durham City. This location offers residents the perfect blend of tranquillity and convenience, with Durham City centre providing comprehensive shopping, recreational facilities, and various amenities.

The village of Sherburn itself has local amenities, providing the essentials and access to national cycle routes. For a broader range of services, residents can easily access the nearby Sherburn Village, adding to the overall convenience of daily life.



GROUND FLOOR

Entrance Hallway

W/C

Kitchen

13'5 x 11'6 (4.09m x 3.51m)

Lounge

14'8 x 12'10 (4.47m x 3.91m)

FIRST FLOOR

Bedroom One

14'8 x 9'2 (4.47m x 2.79m)

Bedroom Two

9'9 x 8'5 (2.97m x 2.57m)

Bedroom Three

6'7 x 6'0 (2.01m x 1.83m)

Bathroom

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801 p.a

Energy Rating: B

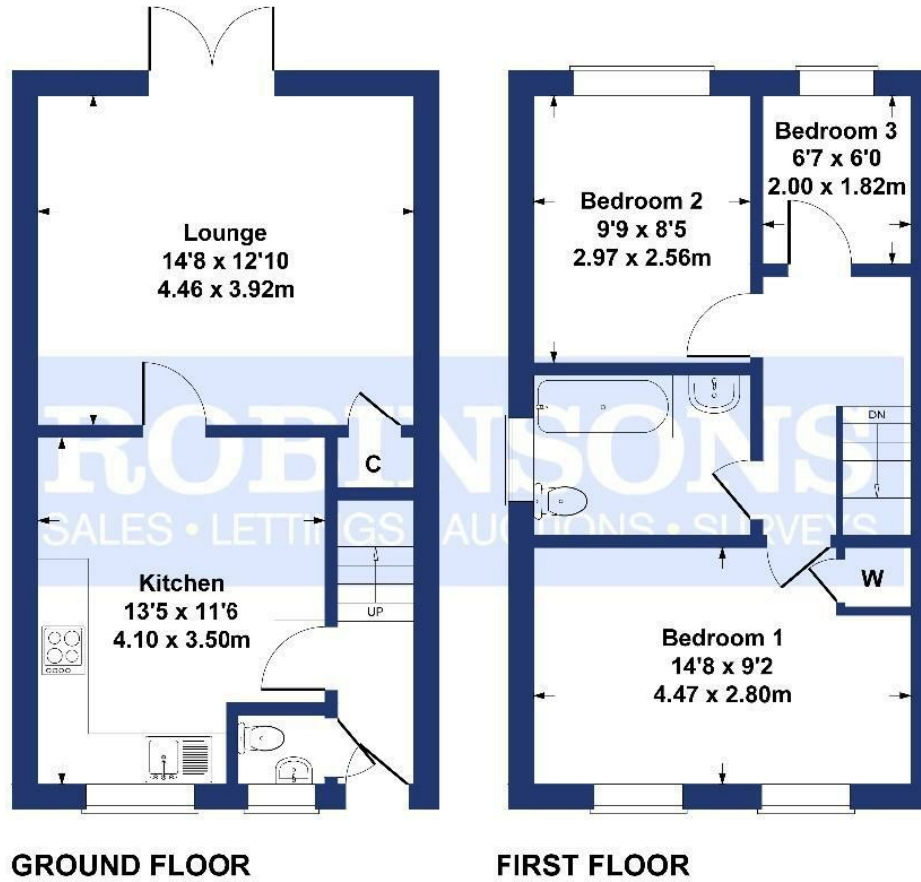
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Kirkfields

Approximate Gross Internal Area
786 sq ft - 73 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.