



Charlaw Close, Sacriston, DH7 6AG  
3 Bed - House - Semi-Detached  
£84,950

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**Public Notice**

Robinsons Estate Agents are now in receipt of an offer for the sum of £84,950 for 33 Charlaw Close, Sacriston, Durham, DH7 6AG. Anyone wishing to place an offer on this property should contact Robinsons Estate Agents, 1 Old Elvet, Durham City, DH1 3HL, 0191 386 2777 before exchange of contracts.

Available for sale with no chain involved, this spacious semi detached house with three bedrooms would make a perfect home for first time buyers or buy to let investors, with good rental potential.

Having a floor plan comprising of an entrance hall, living room, separate dining room and kitchen. To the first floor there are two double bedrooms, a well proportioned single bedroom and a bathroom. The property provides UPVC double glazing and gas central heating. Externally there are gardens to the front and rear, and potential for off street parking.

Fulforth Way is situated within walking distance to local shops and amenities, as well as having good road and public transport links to both Durham City and Chester le Street.



## GROUND FLOOR

### Hallway

### Lounge

13'1 x 11'10 (3.99m x 3.61m)

### Dining Room

11'6 x 8'6 (3.51m x 2.59m)

### Kitchen

10'6 x 10'2 (3.20m x 3.10m)

## FIRST FLOOR

### Bedroom

11'6 x 11'2 (3.51m x 3.40m)

### Bedroom

10'10 x 9'10 (3.30m x 3.00m)

### Bedroom

8'10 x 8'6 (2.69m x 2.59m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15Mbps, Superfast 62Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1544 p.a

Energy Rating: C

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.



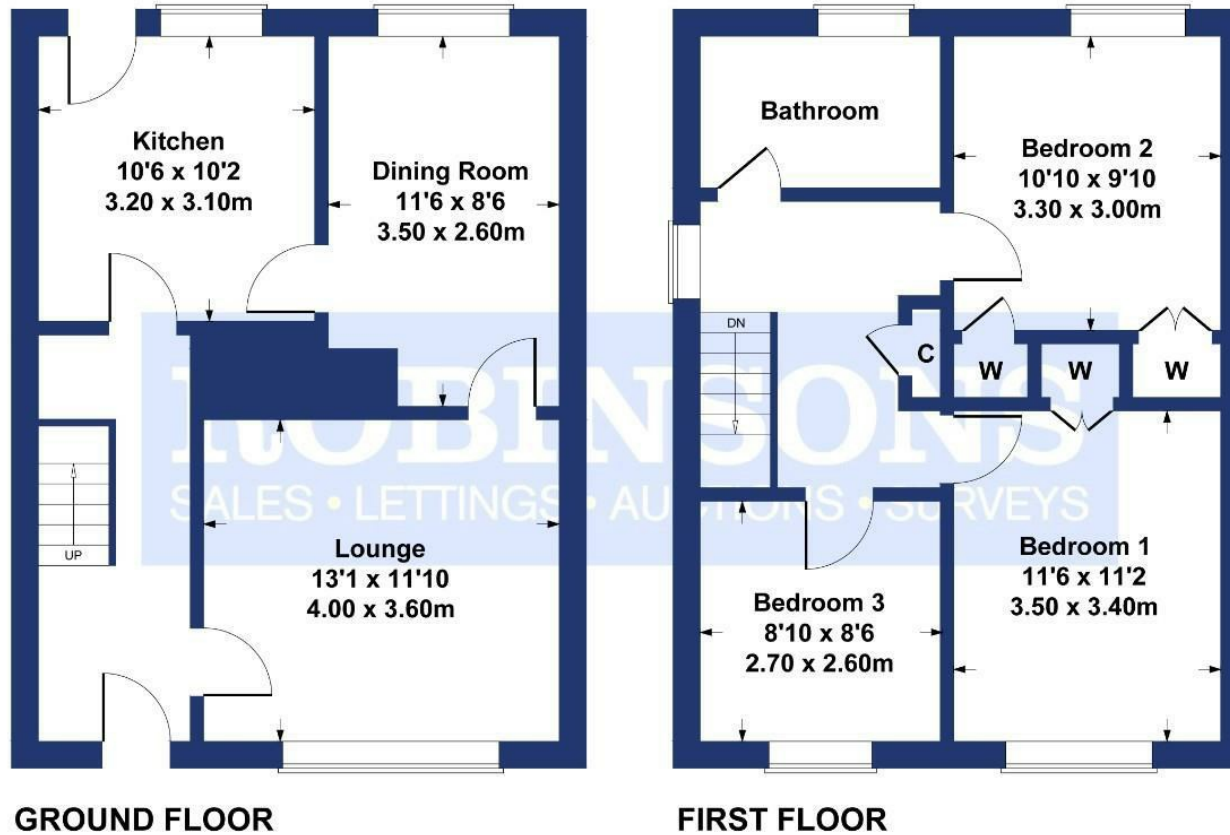






# Charlaw Close

Approximate Gross Internal Area  
995 sq ft - 92 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		87
(81-91)	B		
(69-80)	C	74	
(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.