



Holly Crescent, Sacriston, DH7 6PZ
3 Bed - House - Semi-Detached
£695 Per Calendar Month

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**** Village Location Outskirts of Durham ** Good Road Links & Amenities ** Upvc Double Glazing & GCH ** Gardens & Driveway Parking ** Well Presented ** Must Be Viewed ****

The layout includes an entrance hall, cloakroom/WC, comfortable living room, and a kitchen dining room with French doors leading to the back garden. Upstairs, there are three bedrooms and a family bathroom/WC with an over-bath shower. Outside features front and rear gardens and driveway parking.

The residence sits proudly within the charming village of Sacriston, nestled within a contemporary yet classically appealing residential enclave. Boasting a prime location, it offers convenient proximity to an array of amenities essential for modern living. From schools to recreational facilities, and from public transport connections to everyday conveniences, everything is within easy reach.

Moreover, for those who commute, this property presents an ideal choice. Its strategic positioning ensures swift access to major motorways, facilitating seamless journeys to key urban hubs such as Durham city centre, Newcastle upon Tyne, Gateshead, Sunderland, and Chester-le-Street. Whether for work or leisure, the accessibility afforded by this location is unparalleled, promising both convenience and connectivity for residents.

Council Tax Band - B Annual Cost - £1720.58

EPC Rating - B

BOND £695 | MINIMUM 6 MONTHS TENANCY

Specifications: Professionals Only, No Pets, No Smokers

Required Earnings: Tenant Income - £20,850 Guarantor Income (If Required) - £25,020



OUR SERVICES

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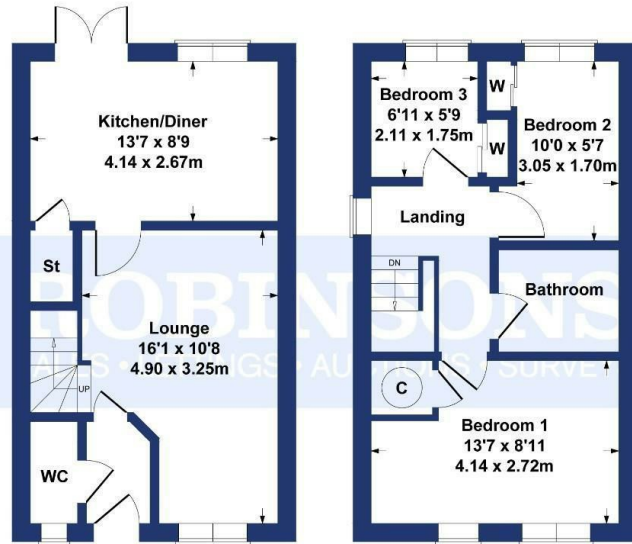
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Holly Crescent
Approximate Gross Internal Area
688 sq ft - 64 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	A	83	83
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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