



Holly Crescent, Sacriston, DH7 6PT
2 Bed - House - Townhouse
£117,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Holly Crescent

Sacrison, DH7 6PT

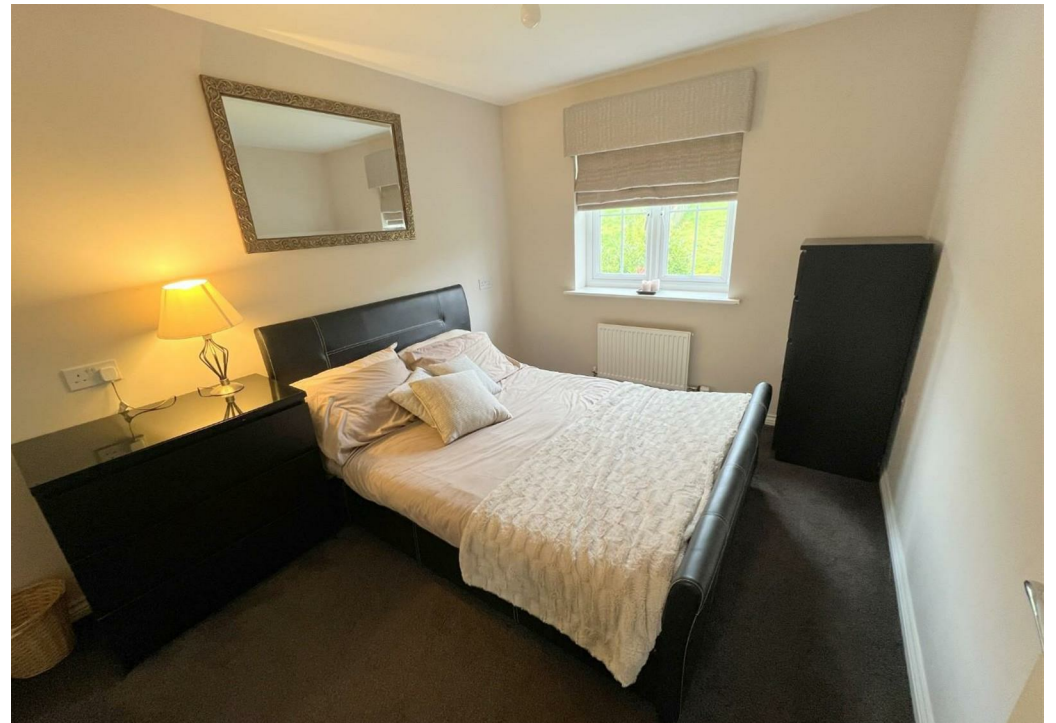
**** MODERN TWO BEDROOM TOWN HOUSE ** IDEAL STARTER OR SMALL FAMILY HOME ** PLEASANTLY SITUATED AND WELL PRESENTED ** LARGE INVITING LIVING ROOM ** UPVC DOUBLE GLAZING & GAS CENTRAL HEATING ** LARGE REAR GARDEN WITH SIDE STEP ACCESS ** DRIVE & GARAGE ** VIEWING ADVISED ****

Briefly comprising:- Entrance into Hallway and Utility/WC, whilst to the first floor there is a good size Lounge with french doors opening to the rear garden and patio area and a modern fitted Kitchen. The second floor has two spacious bedrooms, family Bathroom/wc with separate shower cubicle. Externally to the the front of the property there is an open plan garden area with onsite driveway providing off road parking, and in turn leads to the single garage. The rear is a large enclosed sloped garden with sunny aspect and pleasant patio area.

The property is located in the village of Sacrison, on a modern and traditionally sought after residential development. It is within easy access of schools, amenities, recreational facilities and public transport links. The property is also well located for commuters as there are excellent access to major motoring links which provide route to Durham city centre, Newcastle upon Tyne, Gateshead, Sunderland and Chester le Street.









GROUND FLOOR

Hallway

WC/Utility Area

FIRST FLOOR

Lounge

14'8 x 13'2 (4.47m x 4.01m)

Kitchen

9'8 x 7'10 (2.95m x 2.39m)

SECOND FLOOR

Bedroom

10'7 x 9'7 (3.23m x 2.92m)

Bedroom

13'4 x 8'9 (4.06m x 2.67m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Leasehold. The property is currently Leasehold via Gentoo Shared Ownership Scheme however will be sold Freehold.

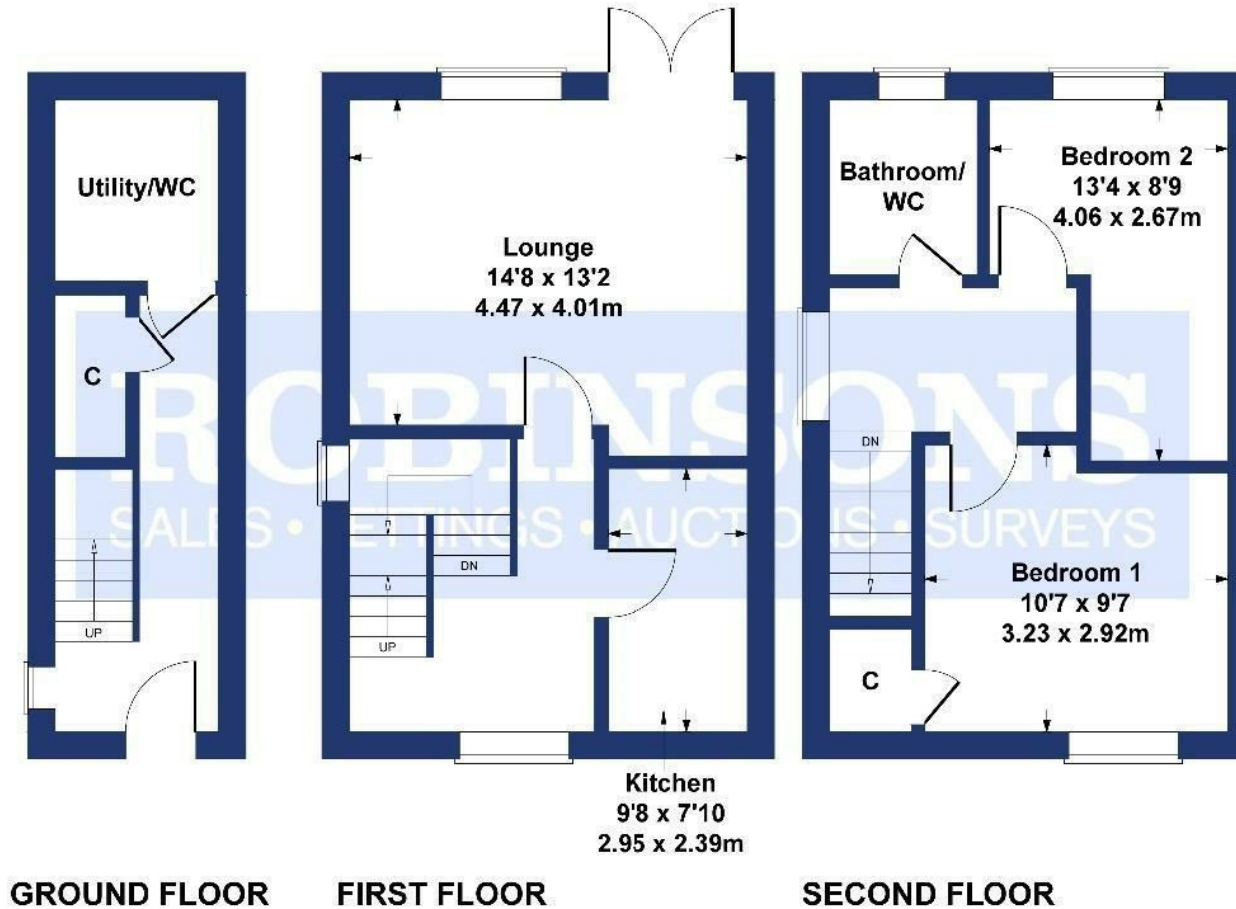
Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: Pending

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.

Holly Crescent

Approximate Gross Internal Area
684 sq ft - 64 sq m
(Excluding Ground 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(22-38)	D		
(9-21)	E		
(1-8)	F		
(0)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

