



Dorothy Terrace, Sacriston, DH7 6LG
2 Bed - House - Mid Terrace
Offers Over £109,950

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Dorothy Terrace Sacriston, DH7 6LG

NO CHAIN ** LARGE EXTENDED PROPERTY ** IDEAL FOR FAMILIES, FIRST TIME BUYERS OR INVESTMENT BUY-TO-LET ** RENTAL POTENTIAL £650PCM ** SUPERBLY WELL PRESENTED ** EXCELLENT LOCATION - OUTSKIRTS OF DURHAM ** DETACHED GARAGE ** RECENTLY RE-DECORATED ** READY TO MOVE IN **

Available to purchase with no onward chain is this superbly well-presented and ideally situated two-bedroom extended home. Located in the popular village of Sacriston, approximately 3 miles from the historic Durham City and the major town of Chester-le-Street, the property offers excellent access to schools, amenities, recreational facilities, and both motoring and bus links.

Internally, the property has been presented to a very high standard throughout and briefly comprises: entrance hall, inviting living room, separate dining room, and extended kitchen. To the first floor, there are two large bedrooms and a white suite bathroom/WC. Externally, there is rear yard and a large detached garage. There is also a cellar.

In our opinion, the property should appeal to a wide variety of potential purchasers, including couples, small families, and commuters, and we would strongly recommend an early internal inspection to fully appreciate the high specification on offer.











GROUND FLOOR

Hallway

Lounge

12'9" x 12'1" (3.9 x 3.7)

Dining Room

14'5" x 12'1" (4.4 x 3.7)

Kitchen

23'3" x 8'10" max (7.1 x 2.7 max)

LOWER GROUND

Cellar

12'1" x 8'10" (3.7 x 2.7)

FIRST FLOOR

Landing

Bedroom 1

14'1" x 12'9" (4.3 x 3.9)

Bedroom 2

14'5" x 10'2" (4.4 x 3.1)

Bathroom

11'1" x 5'6" (3.4 x 1.7)

EXTERNALLY

Shed / Wooden Garage

16'4" x 8'10" (5 x 2.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621pa

Energy Rating: D



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.

Dorothy Terrace

Approximate Gross Internal Area
1389 sq ft - 129 sq m



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			
(82 plus)	A		
(61-81)	B		83
(49-60)	C		
(35-48)	D	61	
(29-34)	E		
(21-28)	F		
(1-20)	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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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