



Temperley Way, Sacriston, DH7 6FH  
4 Bed - House - Detached  
O.I.R.O £230,000

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# Temperley Way Sacriston, DH7 6FH

\* FANTASTIC LOCATION \* FABULOUS VIEWS ACROSS OPEN COUNTRYSIDE \*  
EXCELLENT CUL DE SAC POSITION \*

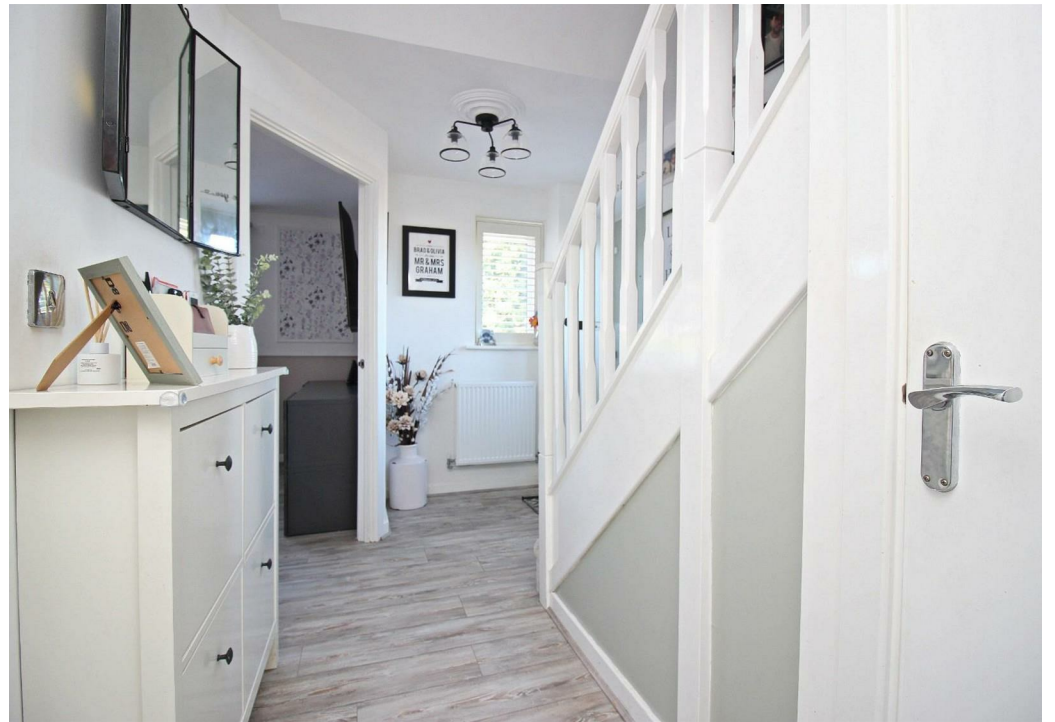
Occupying arguably one of the best plots on this recently constructed developed, we offer for sale this modern three-storey family home, perfect for comfortable living. Boasting four spacious bedrooms, this generously-proportioned home features a stunning open-plan kitchen/diner with French doors - the perfect setting for hosting family and friends. A spacious and comfortable lounge, downstairs WC, and useful utility room all further compliment the ground floor space.

On the first floor, you'll find three well-proportioned bedrooms, one with an en suite, and a modern family bathroom. The second floor is where you'll discover the impressive master bedroom, complete with an en suite. With modern fixtures and fittings throughout, this family home is sure to impress.

The property is located in the traditionally popular village of Sacriston which has good access to schools, amenities, recreational facilities, bus and motoring links. In our opinion the property should appeal to a variety of potential purchasers and we would strongly recommend an early internal inspection.

Council Tax Band D  
Energy Rating B











**Entrance Hallway**

**Downstairs W.C**

**Lounge**

**Kitchen Diner**

**Utility Room**

**FIRST FLOOR**

**Bedroom**

**En-suite Shower Room**

**Bedroom**

**Bedroom**

**Bathroom**

**SECOND FLOOR**

**Bedroom**

**En-suite Shower Room**

**EXTERNAL**

**Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 28 Mbps, Ultrafast 500 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

Energy Rating: B

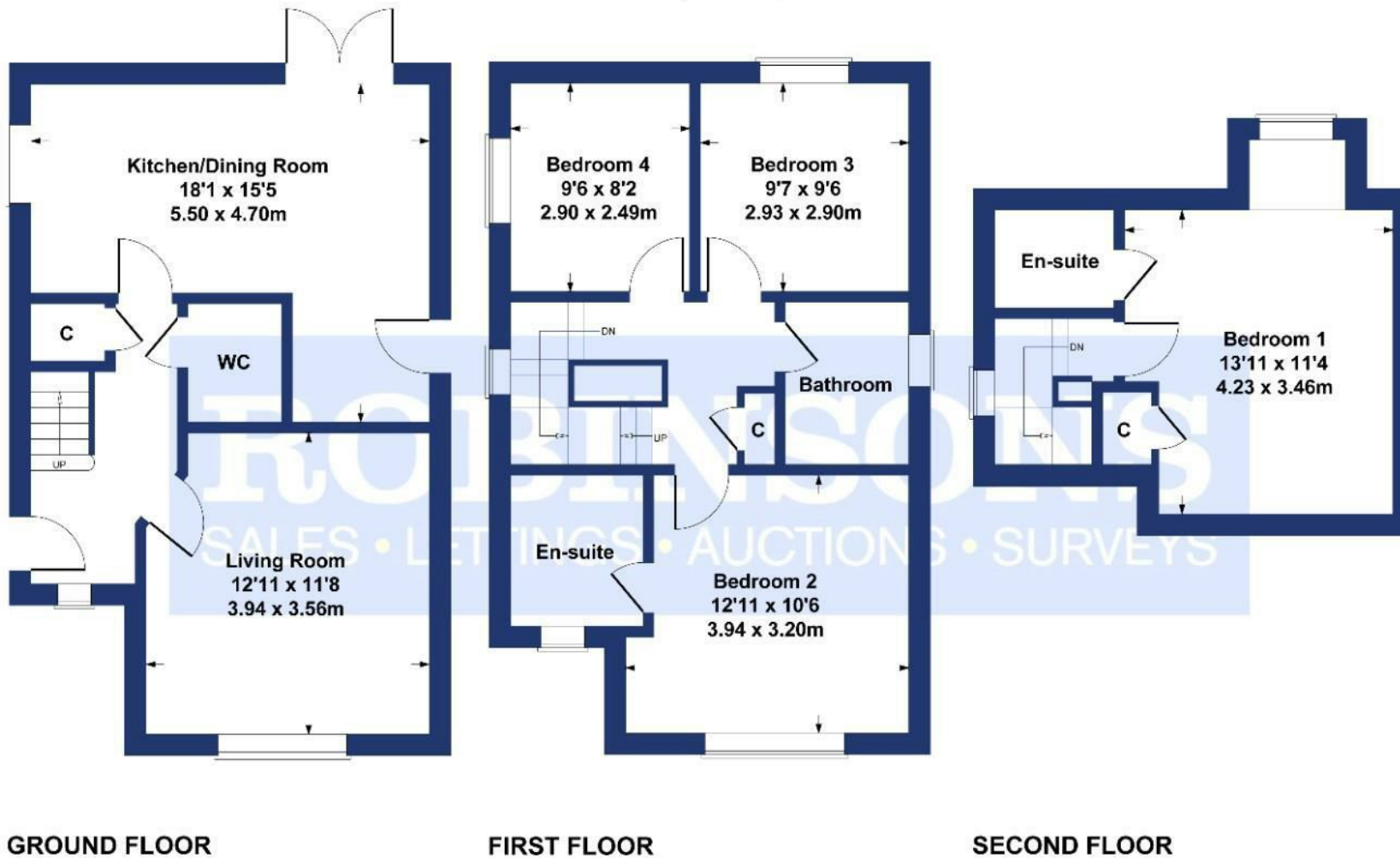


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

# Temperley Way

Approximate Gross Internal Area  
1259 sq ft - 117 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	82	91
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 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

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.



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