

North View, Sherburn Hill, DH6 1PN
2 Bed - House - Terraced
£35,000

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No Upper Chain ** Full Refurbishment Required ** Ideal Investment ** Semi Rural Setting ** Outskirts of Durham City ** Early Viewing Advised **

Floor plan of; entrance vestibule, lounge, kitchen diner, two double bedrooms and bathroom/WC. The rear has an enclosed courtyard garden.

North View is nestled within the charming semi-rural village of Sherburn Hill, situated just about 5 miles from the bustling heart of Durham City. This location offers residents the perfect blend of tranquillity and convenience, with Durham City centre providing comprehensive shopping, recreational facilities, and various amenities.

The village of Sherburn itself has local amenities, providing the essentials and access to national cycle routes. For a broader range of services, residents can easily access the nearby Sherburn Village, adding to the overall convenience of daily life.

One of the significant advantages of The Croft is its excellent connectivity for commuting purposes. The property is strategically positioned, providing easy access to major roadways such as the A690, A19, and the A1(M). This makes North View an ideal residence for those who seek the tranquillity of village life without sacrificing accessibility to essential transportation routes.

GROUND FLOOR

Entrance Porch

Lounge

17'0 x 9'11 (5.18m x 3.02m)

Kitchen / Dining Room

17'0 x 15'5 (5.18m x 4.70m)

FIRST FLOOR

Bedroom One

17'0 x 10'5 (5.18m x 3.18m)

Bedroom Two

15'1 x 9'5 (4.60m x 2.87m)

Bathroom

Storage Cupboard

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 60 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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



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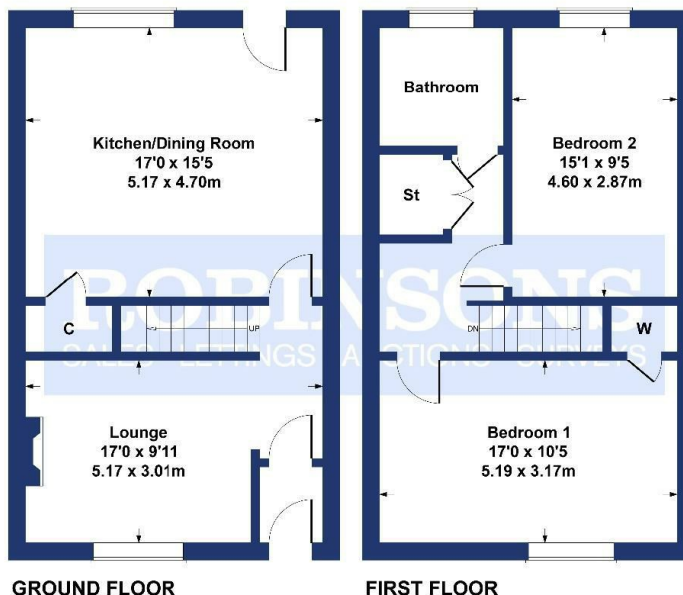
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

North View
Approximate Gross Internal Area
1001 sq ft - 93 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	87		

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