



Manor Drive, Sacriston, DH7 6FJ
4 Bed - House - Detached
£225,000

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Manor Drive Sacriston, DH7 6FJ

**** VENDOR SOLICITOR APPOINTED READY FOR QUICK SALE AND OPEN TO NEGOTIATION ** SUPERB LOCATION ** NO UPPER CHAIN ** QUIETLY TUCKED AWAY ** PLEASANT FRONT OUTLOOK ** EXCELLENT CUL-DE-SAC POSITION ** WESTERLY REAR ASPECT ** MUST BE VIEWED ** OFFERS WELCOME ****

The floor plan comprises of entrance hall, comfortable lounge, stunning fitted kitchen and dining room with a range of integral appliances and French doors to the rear garden and patio area. The separate utility room and ground floor WC are added convenience. The first floor has a large main double bedroom with en-suite facilities, three further good-sized bedrooms, and family bathroom/WC. Outside, there are front and rear gardens, double driveway leading to the single garage, and the added benefit of a Westerly rear aspect.

Sacriston, located on the outskirts of Durham City, is a village offering a blend of modern convenience and rural tranquillity, making it an appealing choice for potential property buyers. The village provides a variety of housing options, suitable for families, professionals, and retirees alike. Sacriston features several local amenities, including shops, cafes, and pubs, as well as essential services like schools and healthcare facilities. For those who enjoy outdoor activities, there are parks and green spaces nearby, offering opportunities for walks and nature exploration. Transport links are convenient, with regular bus services connecting the village to the nearby city of Durham, which is only about 4 miles away, providing access to a broader range of shopping, dining, and cultural attractions. Additionally, Sacriston benefits from easy access to the A167, making commuting to Durham, Newcastle, and other surrounding areas straightforward.











GROUND FLOOR

Entrance Hall

Lounge

15'9 x 10'10 (4.80m x 3.30m)

Kitchen & Dining Room

18'4 x 9'10 (5.59m x 3.00m)

Utility Room

6'11 x 5'3 (2.11m x 1.60m)

WC

FIRST FLOOR

Bedroom

13'5 x 12'2 (4.09m x 3.71m)

En-Suite

Bedroom

12'2 x 9'2 (3.71m x 2.79m)

Bedroom

9'6 x 9'2 (2.90m x 2.79m)

Bedroom

9'6 x 7'3 (2.90m x 2.21m)

Bathroom/WC

6'3 x 6'7 (1.91m x 2.01m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 28 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431p.a

Energy Rating: B

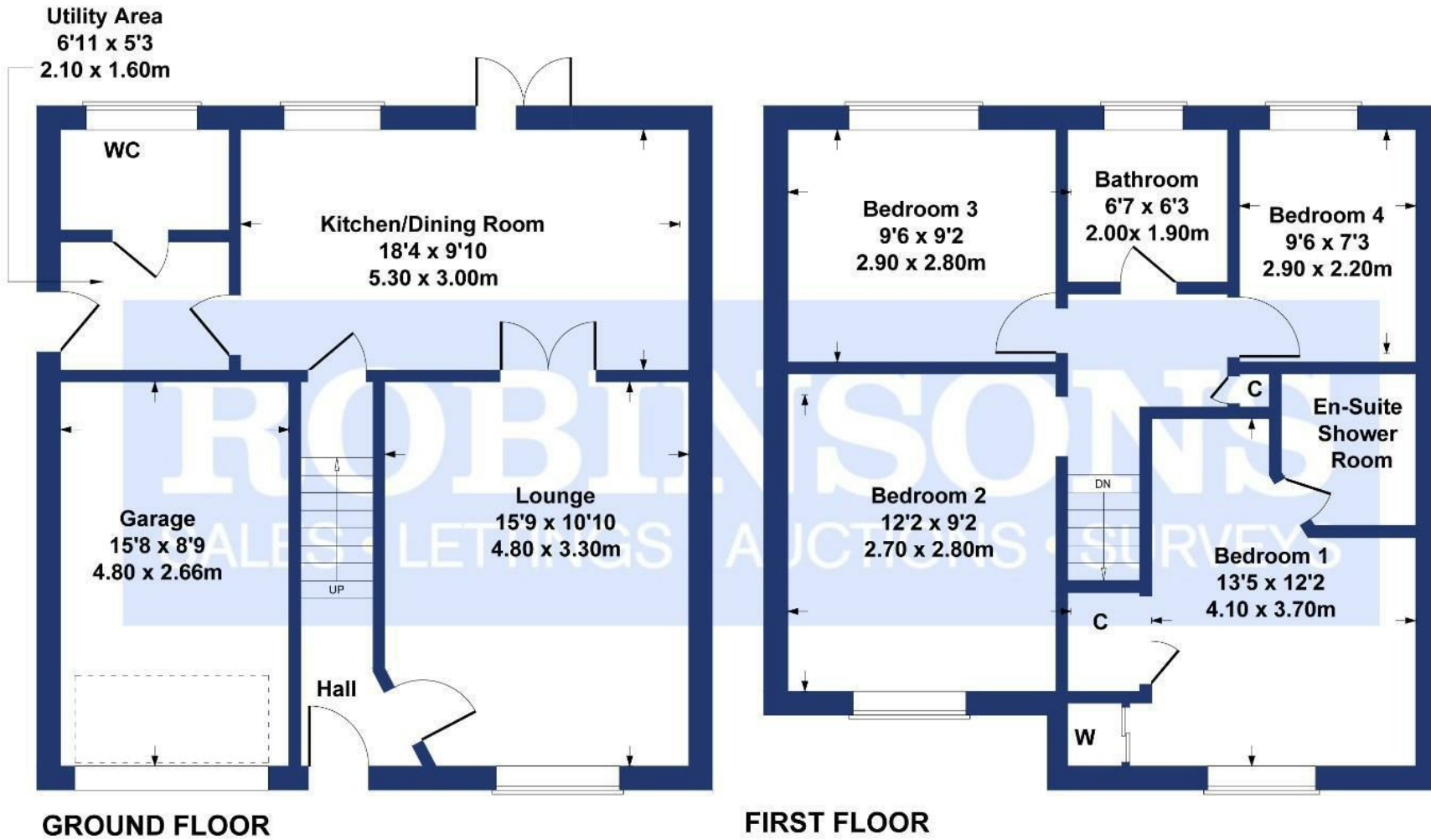
There is likely to be an Estate Management Charge for this property. The Vendor has advised that they have not been requested to pay any amount yet. The vendor has a solicitor instructed and is legally ready to sell.

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.

Manor Drive

Approximate Gross Internal Area
1302 sq ft - 121 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	82	93
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	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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