



North View, Sherburn Hill, DH6 1PN
2 Bed - House - Terraced
O.I.R.O £83,000

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North View Sherburn Hill, DH6 1PN

Well Presented & Upgraded Property ** Ideal First Buy or Investment ** Solar Panels & Recent Hybrid Boiler ** Upvc Double Glazing ** Pleasant Rear Courtyard Garden With Gated Access ** Outskirts of Durham ** Pleasant Position With Front Outlook ** Early Viewing Advised **

The floor plan comprises: entrance hall, comfortable lounge, spacious kitchen and dining room with door out to the rear garden. The first floor has two double bedrooms and bathroom/WC fitted with a white suite.

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 North View 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

Hall

Lounge

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

Kitchen Diner

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

FIRST FLOOR

Bedroom

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

Bedroom

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

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solar Panels & Recent Hybrid Boiler

Broadband: Basic 13 Mbps, Superfast 38 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

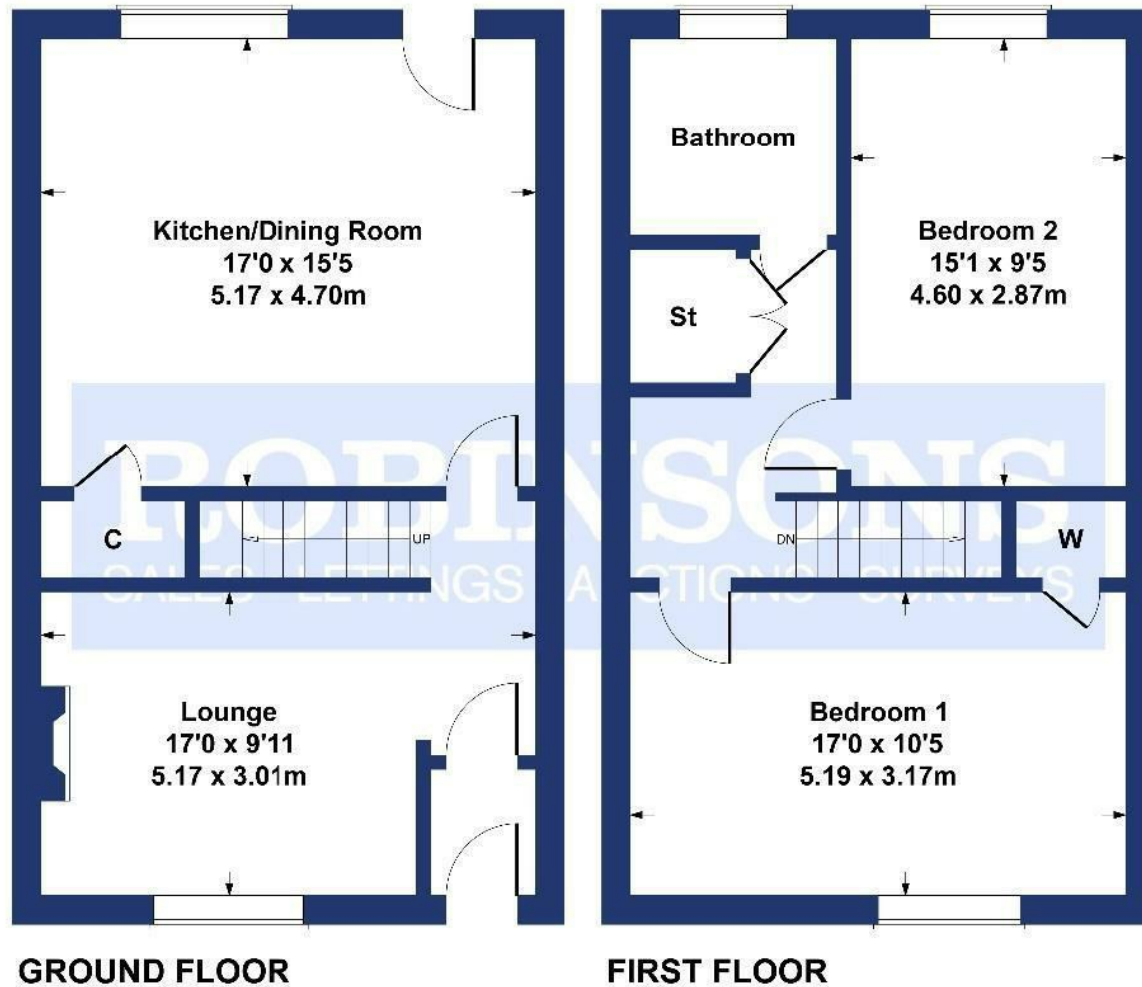
Council Tax: Durham County Council, Band A - Approx. £1701 p.a

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.

North View

Approximate Gross Internal Area
1001 sq ft - 93 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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.



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

