



Pennine View, Sherburn Hill, DH6 1QN
3 Bed - House - End Terrace
£150,000

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Pennine View

Sherburn Hill, DH6 1QN

Superb First or Family Home ** Sunny Rear Aspect ** Detached Garage & Driveway ** Village Location ** Outskirts of Durham ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises: entrance hallway, cloak/WC, modern fitted kitchen with a selection of white high gloss units and having space for small breakfast or dining table. The lounge is to the rear of the property with two sets of French doors opening to the rear garden. The first floor has three bedrooms and main bathroom/WC. Outside, there is an enclosed rear garden with sunny aspect. There is also a detached garage with driveway.

The property occupies a prominent position within the 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 this property 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 this an ideal residence for those who seek the tranquillity of village life without sacrificing accessibility to essential transportation routes.













GROUND FLOOR

Hallway

Cloak/WC

Kitchen Diner

15'2 x 8'2 (4.62m x 2.49m)

Lounge

15'2 x 12'0 (4.62m x 3.66m)

FIRST FLOOR

Bedroom

11'9 x 10'7 (3.58m x 3.23m)

En-Suite

Bedroom

10'0 x 8'2 (3.05m x 2.49m)

Bedroom

9'4 x 6'6 (2.84m x 1.98m)

Bathroom/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2268pa

Energy Rating: C

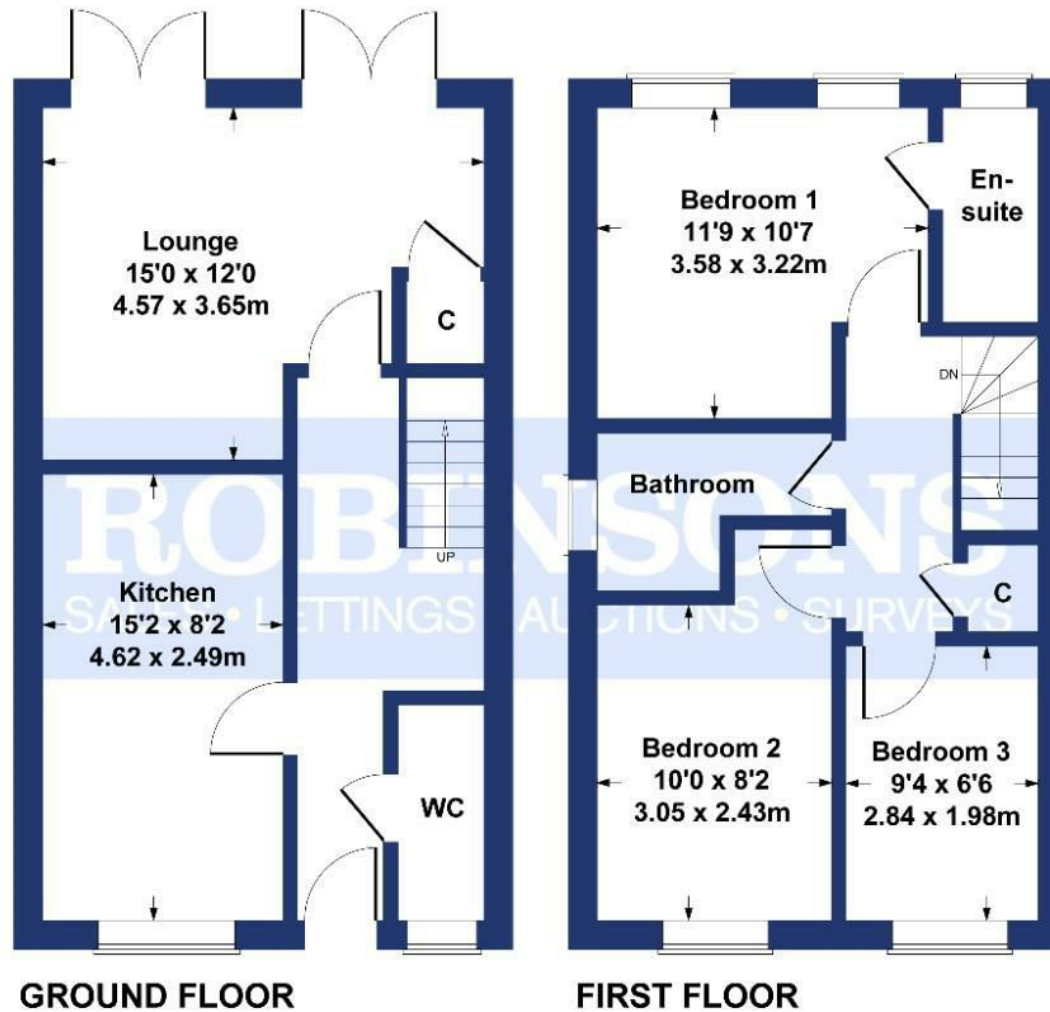


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Pennine View

Approximate Gross Internal Area
829 sq ft - 77 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78 90
(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

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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