



Mill Lane, Sherburn Village, DH6 1EQ
2 Bed - House - Semi-Detached
O.I.R.O £115,000

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Mill Lane Sherburn Village, DH6 1EQ

Superb First Buy or Young Family Home ** Large Rear Garden ** Driveway ** Village Location
** Well Presented ** Extended & Spacious Layout ** Upvc Double Glazing & GCH ** Outskirts
of Durham ** Good Amenities & Road Links ** Early Viewing Advised **

The floor plan comprises: entrance hall, comfortable lounge with wood burning stove, modern fitted kitchen with double doors to the spacious rear conservatory, which in-turn leads out to the rear garden. There is also a useful utility room and WC for added convenience. The first floor has two double bedrooms and family bathroom, fitted with a white suite and over bath shower. Outside, there is a front driveway, whilst the rear enjoys an enclosed and good sized rear garden.

Sherburn Village in Durham is a charming and historic settlement that offers a blend of rural tranquillity and convenient access to urban amenities. Situated just a few miles east of the vibrant city of Durham, Sherburn is an attractive option for those who want a peaceful village lifestyle without sacrificing proximity to the conveniences of a larger city.

Sherburn is well-served by local amenities, including a primary school, shops, and a couple of cosy pubs, making day-to-day living convenient. The village also boasts a number of green spaces, offering plenty of opportunities for walking, cycling, and outdoor activities. The nearby Sherburn Beck adds to the village's scenic appeal, creating a lovely setting for leisurely strolls.

For families, Sherburn Village offers a safe environment with a range of schooling options in and around the area. The local primary school has a good reputation, and secondary schools in nearby Durham are easily accessible.

Transport links are another plus, with easy access to the A1(M) motorway, providing straightforward connections to Durham, Newcastle, and beyond. The village is also close to public transport options, making commuting or day trips into the city convenient.











GROUND FLOOR

Hallway

Lounge

14'1 x 11'10 (4.29m x 3.61m)

Kitchen

15'1 x 6'11 (4.60m x 2.11m)

Utility & WC

11'2 x 6'7 (3.40m x 2.01m)

Conservatory

17'5 x 9'2 (5.31m x 2.79m)

FIRST FLOOR

Bedroom

11'10 x 10'10 (3.61m x 3.30m)

Bedroom

10'2 x 8'3 (3.10m x 2.51m)

Bathroom/WC

6'8 x 5'0 (2.03m x 1.52m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

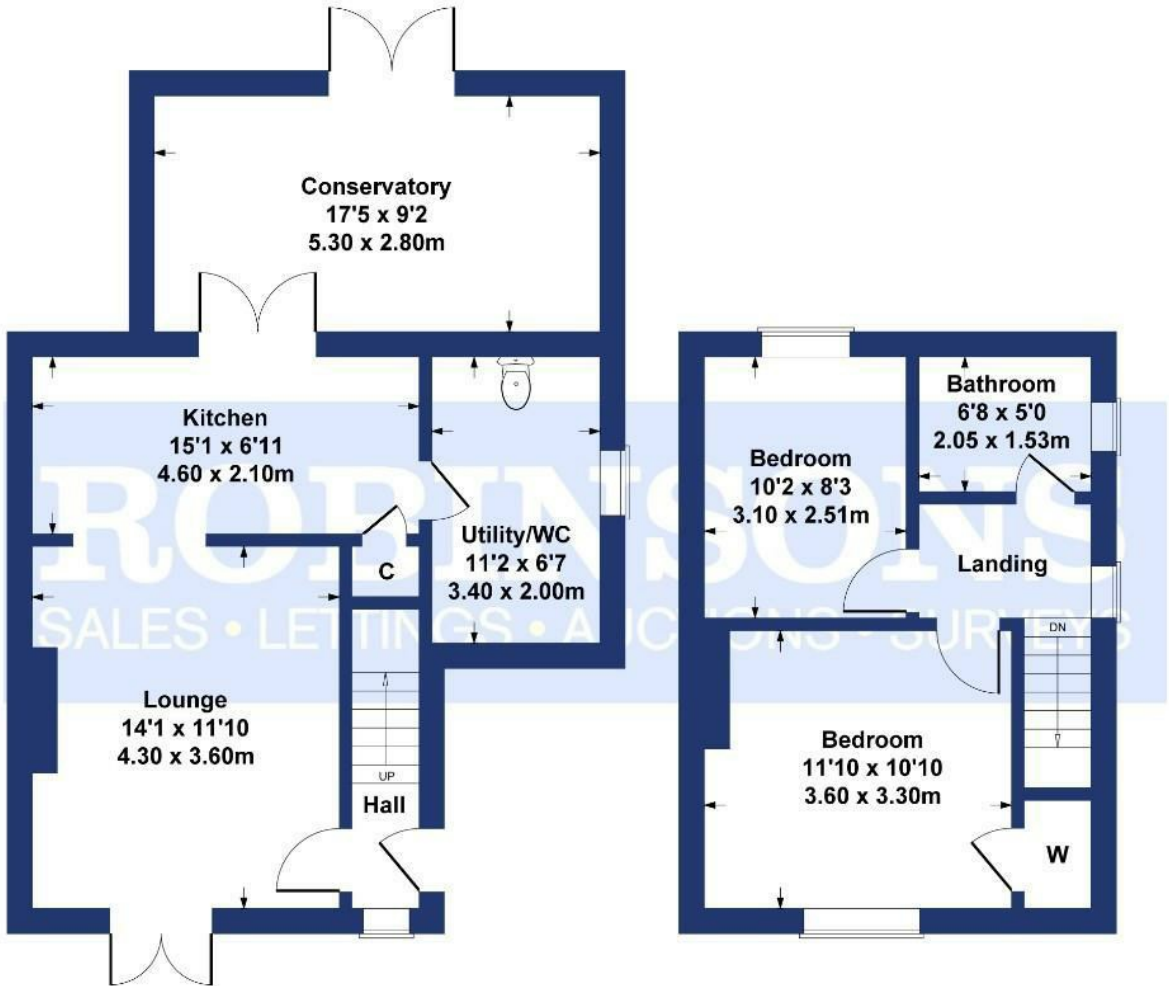
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: D

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.

Mill Lane

Approximate Gross Internal Area
904 sq ft - 84 sq m



GROUND FLOOR

FIRST FLOOR

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		
(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	57	75
		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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