



Temperley Way, Sacriston, DH7 6FH  
3 Bed - House - Semi-Detached  
£165,000

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## Temperley Way Sacriston, DH7 6FH

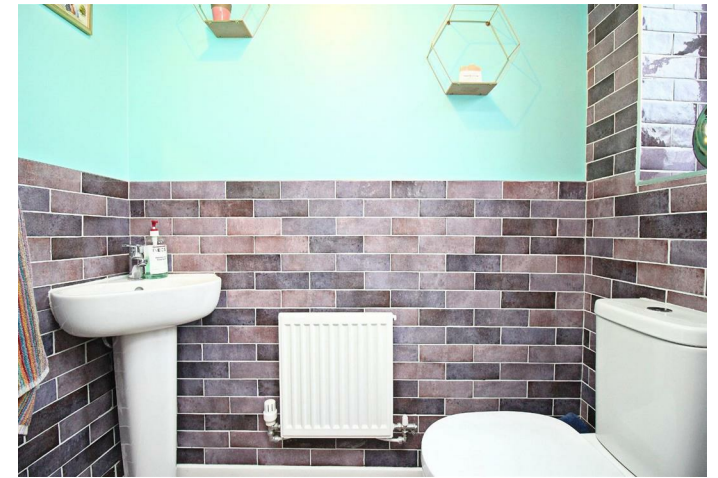
WELL PRESENTED THROUGHOUT \* NICE OUTLOOK \* DRIVEWAY FOR TWO VEHICLES \* DOWNSTAIRS WC AND EN SUITE \* ENCLOSED REAR GARDEN \* MODERN DEVELOPMENT \*

This well-presented home enjoys a lovely position within a modern development in Sacriston. The property offers spacious and practical accommodation, making it ideal for first-time buyers, couples or families alike.

The floor plan comprises an entrance hallway, downstairs WC, comfortable lounge, and a modern dining kitchen fitted with an attractive range of units, space for a dining table and French doors leading out to the rear patio. To the first floor there are three well-proportioned bedrooms, the main bedroom benefiting from an en suite, and a family bathroom fitted with a white suite.

Externally, the front driveway has been extended to provide parking for two vehicles, while the enclosed rear garden is laid to lawn with a patio area, offering a pleasant outdoor space. Visitor parking is also available within the development.

Temperley Way forms part of a modern residential estate in Sacriston, conveniently located for access to local amenities including shops, cafés, schools and a leisure centre. The village offers regular public transport services to Durham, Chester le Street and surrounding areas, and is well placed for access to the A167 and A691, making it an excellent choice for commuters. The nearby countryside provides attractive walking routes and scenic views, while Durham City Centre is only a short drive away, offering further amenities, restaurants and cultural attractions. This combination of a peaceful setting, convenience and modern living makes the property a superb opportunity for a wide range of buyers.











## GROUND FLOOR

### Hallway

### Downstairs WC

5'5" x 2'11" (1.67 x 0.91)

### Living Room

14'2" x 11'10" (4.32 x 3.63)

### Dining Kitchen

15'2" x 8'9" (4.63 x 2.67)

## FIRST FLOOR

### Landing

### Bedroom

11'11" x 9'6" (3.64 x 2.90)

### En-Suite

6'1" x 5'3" (1.87 x 1.61)

### Bedroom

9'0" x 7'5" (2.76 x 2.28)

### Bedroom

7'7" x 5'9" (2.32 x 1.77)

### Bathroom

6'1" x 5'11" (1.87 x 1.81)

## AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 27 Mbps, Ultrafast 900 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

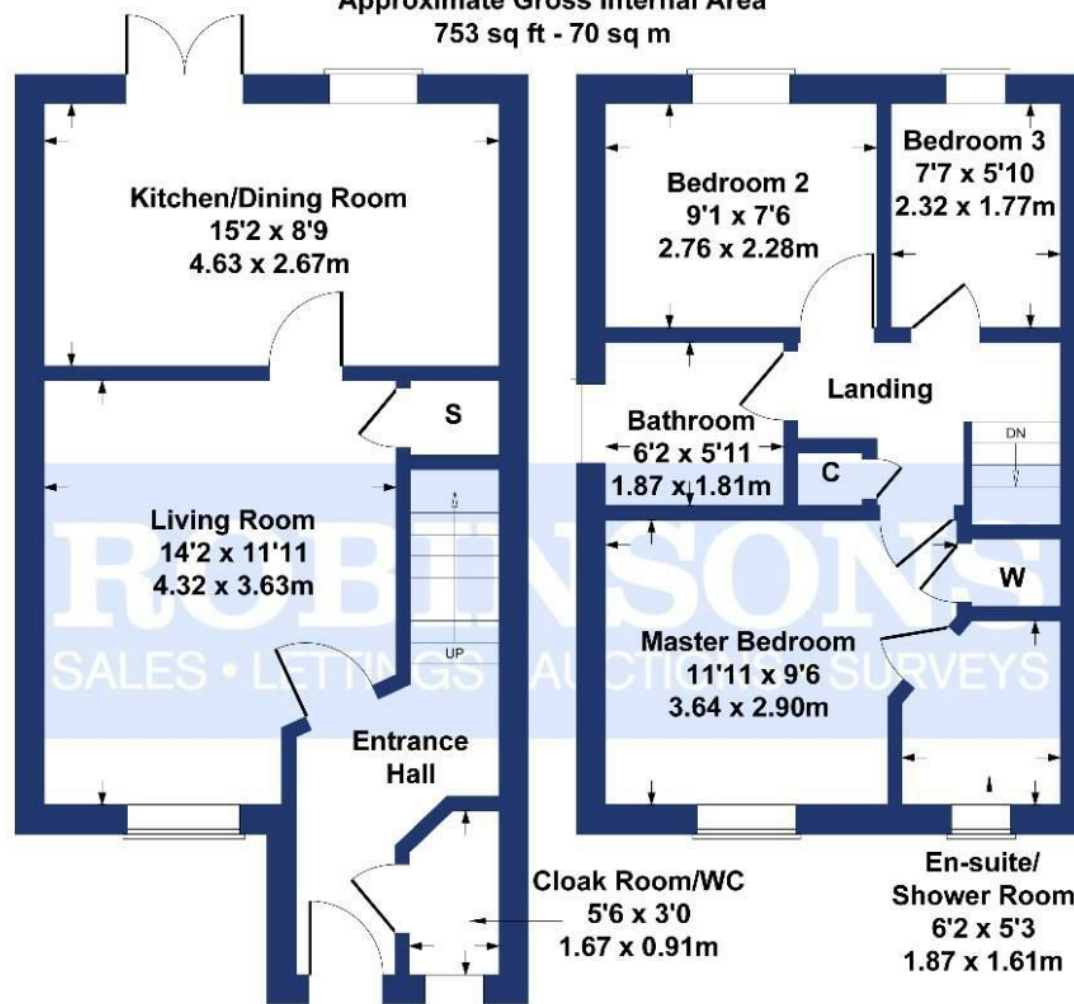
Energy Rating: B

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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Temperley Way

Approximate Gross Internal Area  
753 sq ft - 70 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 83      | 83                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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