



Witton Road, Sacriston, DH7 6LQ
3 Bed - House - End Terrace
Offers In The Region Of £135,000

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Witton Road Sacriston, DH7 6LQ

Step into stylish and contemporary living with this modernised three-bedroom end terrace. Perfect for first-time buyers, couples, commuters, and small families, this home offers a seamless blend of traditional charm and modern convenience.

Upon entering, you're greeted by a welcoming open-plan layout, where the through lounge diner effortlessly flows into the sleek kitchen, allowing natural light to illuminate every corner. The ground floor is complemented by a classic entrance hall, adding to the character of the space.

Venture upstairs to discover a well-appointed shower room and three inviting bedrooms. The master bedroom, adorned with a bay window, treats you to picturesque views stretching beyond the neighbouring rooftops.

Outside, a delightful garden awaits - a sanctuary of tranquillity boasting a patio, a variety of trees and shrubs, and carefully curated greenery. Plus, the convenience of off-street parking is provided by the driveway.

Conveniently located with easy access to Durham and Chester le Street, and a stone's throw away from local amenities, this property promises a lifestyle of comfort and accessibility.

Don't miss out on the opportunity to make this your dream home. Book your viewing today and let its undeniable charm capture your heart.













GROUND FLOOR

Entrance Hall

Lounge

13'1" x 12'1" (4 x 3.7)

Dining Kitchen

17'0" x 9'6" (5.2 x 2.9)

FIRST FLOOR

Landing

Bedroom

12'1" x 10'2" (3.7 x 3.1)

Bedroom

10'9" x 9'10" (3.3 x 3)

Bedroom

8'2" x 5'10" (2.5 x 1.8)

Shower Room

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 67 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

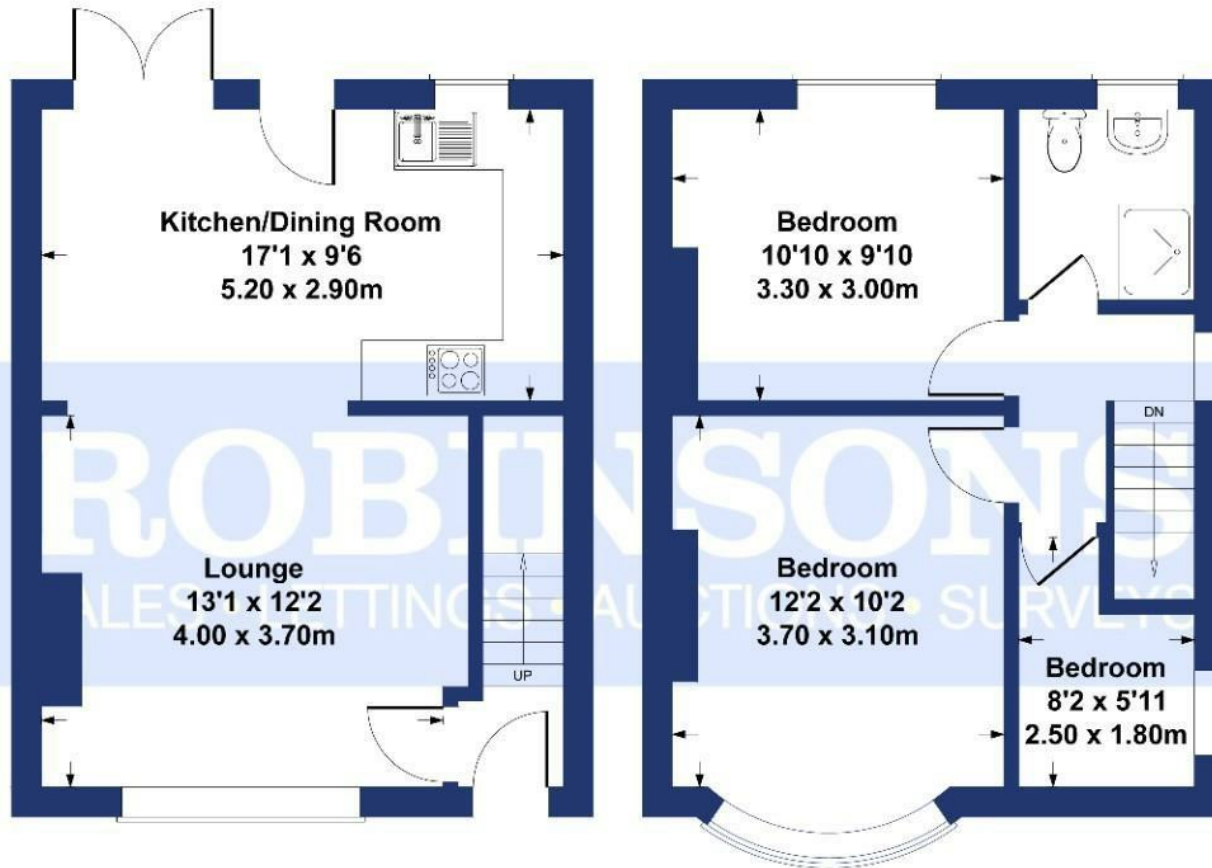
Energy Rating: D

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.



Witton Road

Approximate Gross Internal Area
764 sq ft - 71 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. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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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