



John Street, Sacriston, DH7 6HH  
3 Bed - House - Semi-Detached  
Offers In The Region Of £239,950

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# John Street Sacriston, DH7 6HH

\* NO CHAIN \* FULLY REFURBISHED \* RETAINS MUCH CHARM AND CHARACTER \* HIGHEST STANDARD THROUGHOUT \* STUNNING KITCHEN AND BATHROOM \* 3 DOUBLE BEDROOMS \* NEW WINDOWS AND DOORS \* NEW COMBI BOILER \* NEW ROOF \* USEFUL UTILITY ROOM AND DOWNSTAIRS WC \* LARGE PRIVATE COURTYARD AND OUTHOUSE \* NICE VIEWS \*

Available for purchase with the benefit of immediate vacant possession is this beautifully refurbished and remodelled, period-style, three-bedroom semi-detached family home. Having undergone intensive refurbishment throughout, the property is presented to the highest standard imaginable and should cater to the needs of a variety of buyers. The property benefits from a zoned heating system which allows the heating to be controlled separately between floors.

The sellers of the property have painstakingly refurbished the home, and nearly every aspect is new, including the kitchen and bathrooms, roof, windows and doors, electrics, and floorings. Great care has been taken to preserve the charm and character from its original construction.

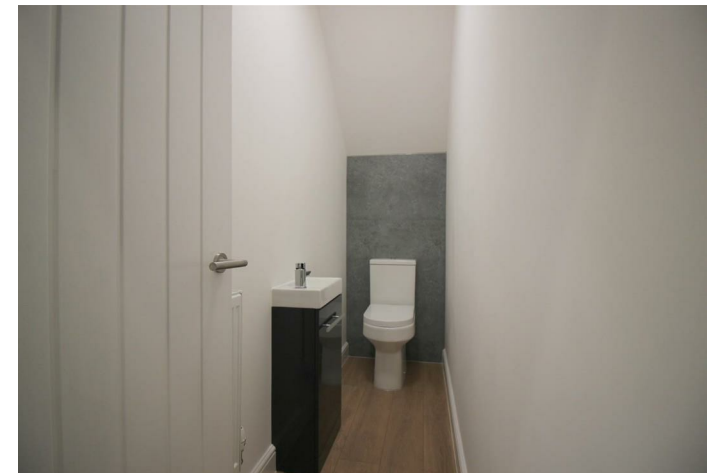
Internally, the floorplan comprises an entrance lobby, a spacious and welcoming lounge with doors opening onto the secluded courtyard, leading to a dining area and a fabulous kitchen with a range of integrated appliances and a central island, utility room, and downstairs WC.

On the first floor, there are two generously sized double bedrooms with high ceilings, and a stunning family bathroom suite with a separate shower cubicle.

On the second floor, there's a delightful master bedroom with Velux windows, ample eaves storage, and an en-suite bathroom.

Externally, to the rear of the property is a private courtyard-style garden with a large outhouse ideal for a study, bar, etc.

In our opinion, the property should appeal to a variety of potential purchasers as it offers easy access to schools, amenities, recreational facilities, and transport links. Early viewing is highly recommended to avoid missing out on this truly remarkable property.













## GROUND FLOOR

### Entrance Lobby

**Lounge / Dining Area**  
25'3" x 12'9" (7.7 x 3.9)

### Kitchen

### Utility

### Downstairs WC

## FIRST FLOOR

### Landing

**Bedroom**  
17'8" x 12'1" into bay (5.4 x 3.7 into bay)

**Bedroom**  
13'5" x 12'5" (4.1 x 3.8)

### Bathroom

## SECOND FLOOR

### Landing

**Bedroom**  
20'8" x 18'0" max (6.3 x 5.5 max)

### En-Suite

## EXTERNALLY

**Outhouse**  
17'4" x 10'5" (5.3 x 3.2)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 20 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C

Energy Rating: C



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.

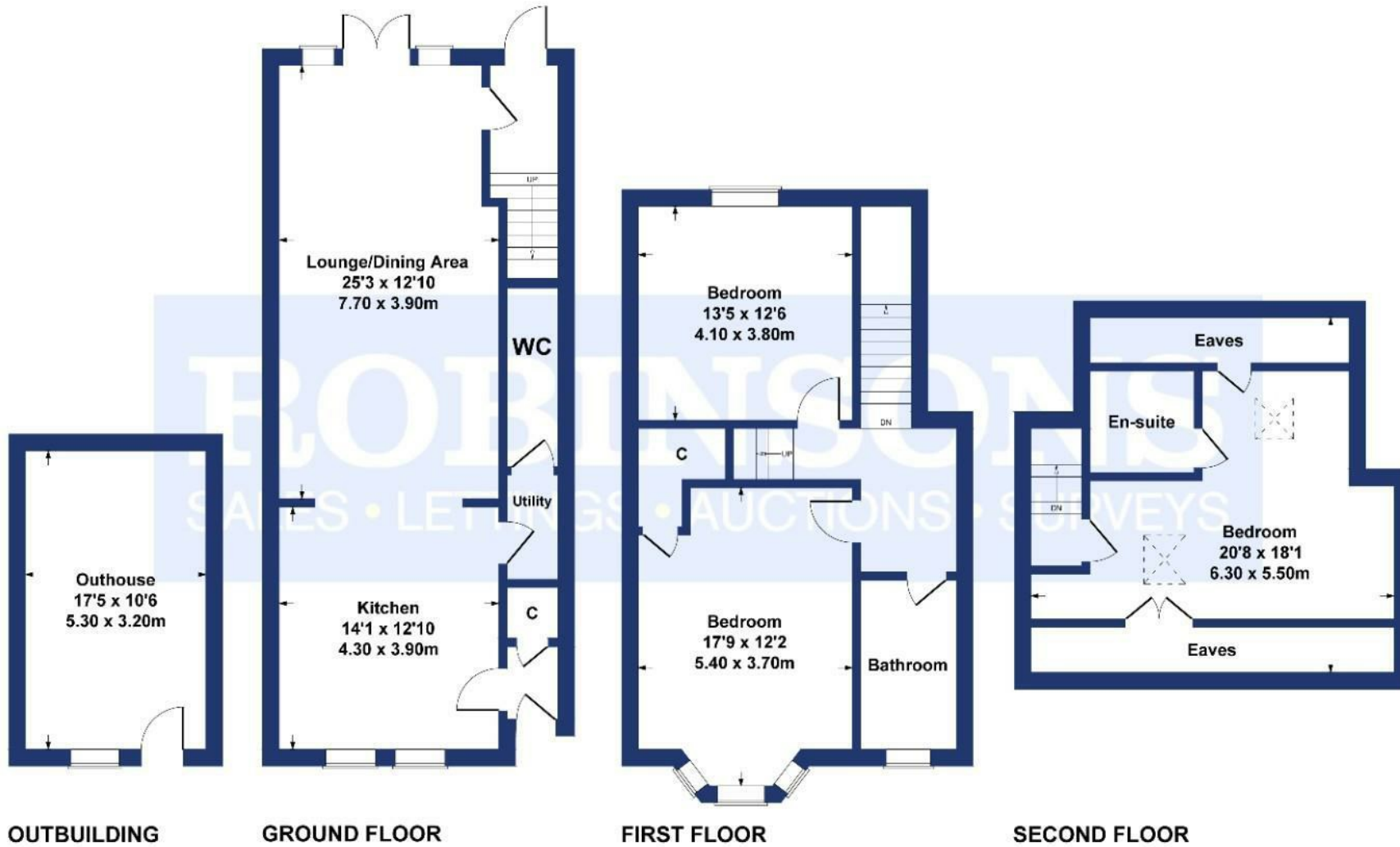




# John Street

Approximate Gross Internal Area  
1668 sq ft - 155 sq m  
(Excluding Eaves)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		81
(81-91)	B		
(69-80)	C	71	
(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.



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