



John Street, Sacriston, DH7 6HH
3 Bed - House - Semi-Detached
£239,950

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John Street Sacriston, DH7 6HH

* NO CHAIN * FULLY RENOVATED * RETAINS PLENTY OF CHARM AND CHARACTER * TOP QUALITY THROUGHOUT * STUNNING KITCHEN AND BATHROOM * 3 DOUBLE BEDROOMS * NEW WINDOWS AND DOORS * NEW COMBI BOILER * NEW ROOF * USEFUL UTILITY ROOM AND DOWNSTAIRS WC * SPACIOUS PRIVATE COURTYARD AND OUTHOUSE * LOVELY VIEWS *

Available for purchase with immediate vacant possession is this beautifully renovated and remodelled, period-style, three-bedroom semi-detached family home. Having undergone extensive refurbishment throughout, the property is presented to the highest standard and should meet the needs of various buyers. The property benefits from a zoned heating system, allowing for separate heating control between floors.

The sellers have meticulously refurbished the home, with nearly every aspect being new, including the kitchen and bathrooms, roof, windows and doors, electrics, and flooring. Great care has been taken to preserve the charm and character from its original construction.

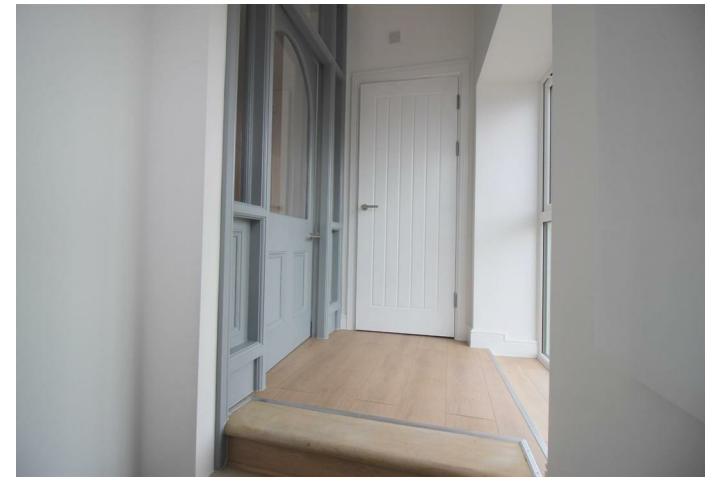
Internally, the floorplan includes an entrance lobby with utility space, a spacious and welcoming lounge with doors opening onto the secluded courtyard, leading to a dining area and a fabulous kitchen with a range of integrated appliances and a central island, and downstairs WC.

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

Utility Space

Living / Dining Room / Kitchen

39'8" x 14'5" max (12.10 x 4.4 max)

Downstairs WC

Inner Lobby

FIRST FLOOR

Bedroom

16'8" x 15'8" into bay (5.10 x 4.8 into bay)

Bedroom

14'5" x 7'6" (4.4 x 2.3)

Bathroom

SECOND FLOOR

Bedroom

20'11" x 17'0" max (6.4 x 5.2 max)

En-Suite

EXTERNALLY

Outhouse

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

Agent's 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

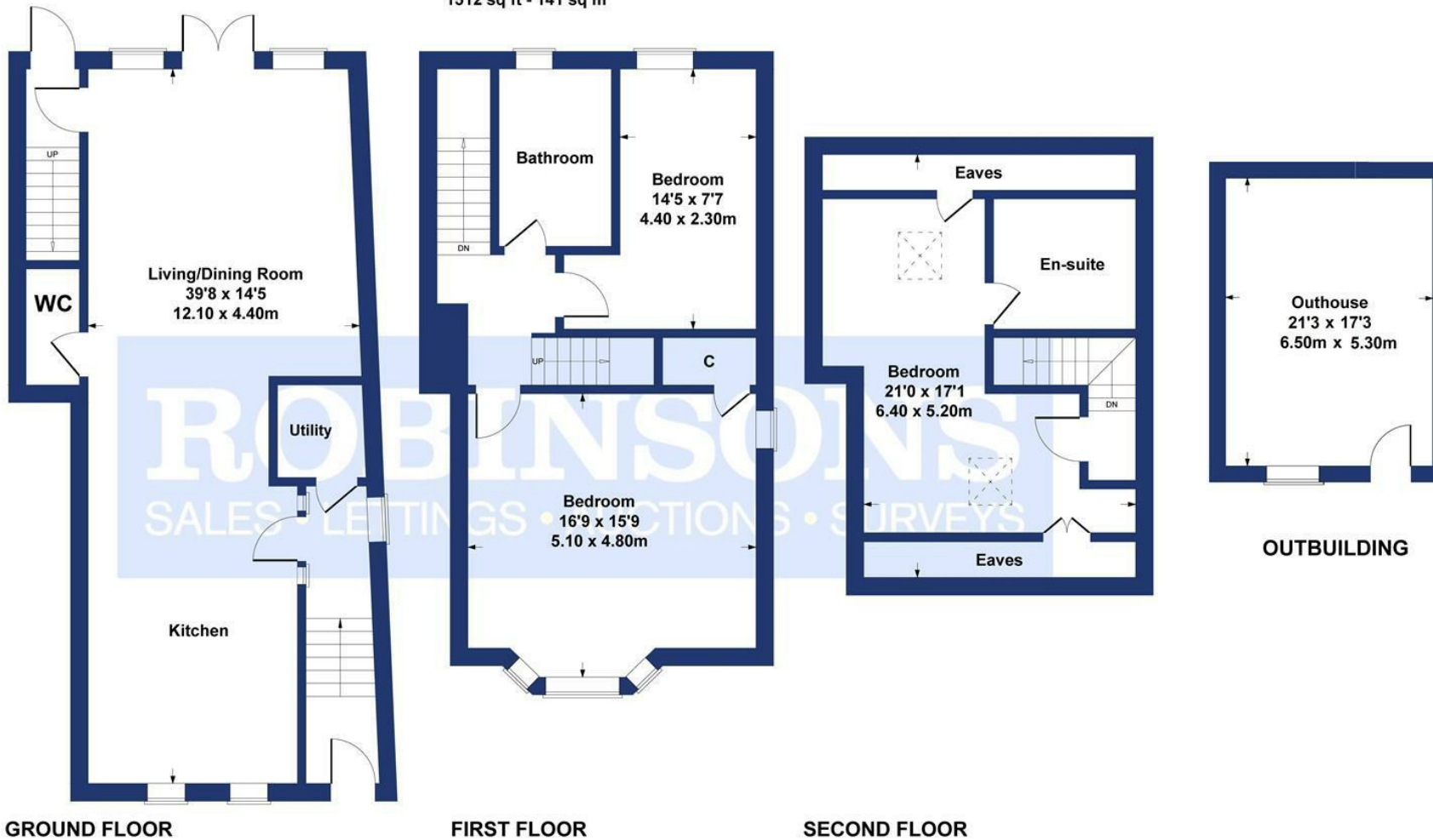
Council Tax: Durham County Council, Band C

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
 1512 sq ft - 141 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(81-91)	B	77	
(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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