



St. Cuthberts Drive, Sacriston, DH7 6XE
3 Bed - House - Detached
£175,000

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St. Cuthberts Drive Sacriston, DH7 6XE

**** NO CHAIN ** WELL MAINTAINED THROUGHOUT ** SUPERB LOCATION ** OFF-STREET PARKING, GARDENS, AND GARAGE ** SUNNY REAR ASPECT ** NEW BOILER NEARLY 3 YEARS OLD ** VILLAGE SETTING CLOSE TO DURHAM & CHESTER-LE-STREET ****

The property is situated in a quiet cul-de-sac on a sought-after estate within the village of Sacriston, providing easy access to schools, amenities, recreational facilities, and public transport links. The home is ideally located for commuters, with excellent access to major road links offering routes to Durham city centre, Newcastle upon Tyne, Gateshead, Sunderland, and Chester-le-Street.

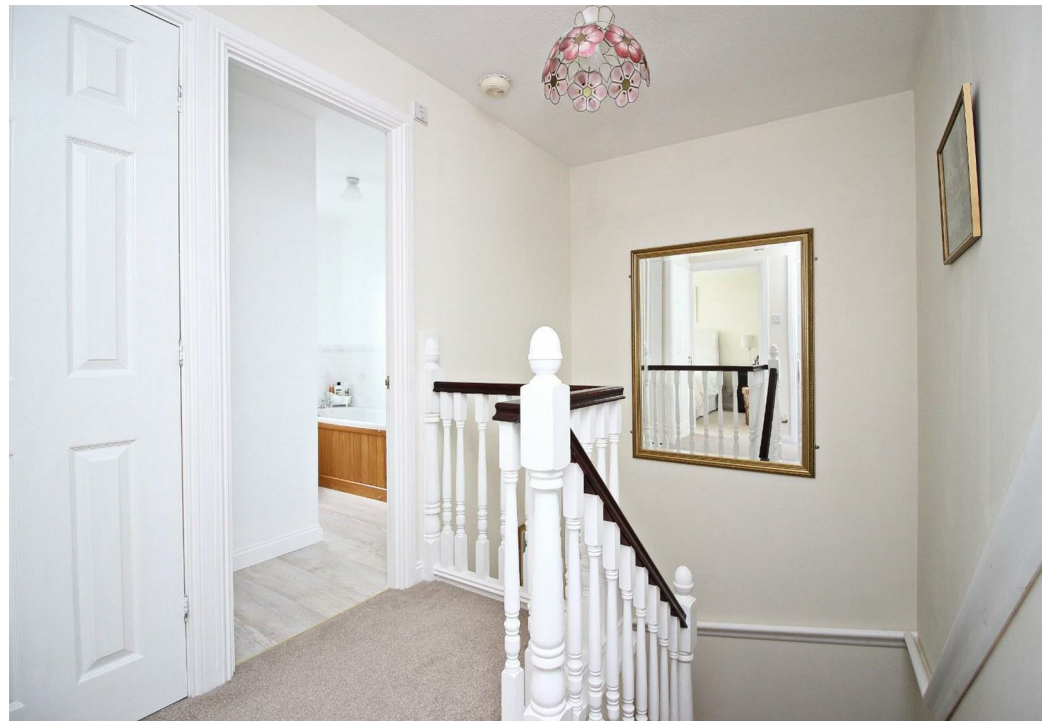
The floor plan briefly comprises: entrance lobby, a spacious and welcoming living and dining room with French doors overlooking the rear garden. The kitchen is fitted with a range of wall and base units and features a door leading to the rear exterior. The sellers have indicated that they are willing to leave the white goods, if required.

The first floor offers three generously sized bedrooms, with the master bedroom benefiting from an en-suite shower room/WC approximately 6-7 years old, and a family bathroom/WC.

Externally, the property enjoys an attractive position with gardens to both the front and rear. The front garden includes off-street parking via a driveway, leading to a single-car garage. The rear garden enjoys a sunny aspect and features a pleasant patio area.

The property has also had a new fence and carpets within the last year. The sellers have also informed us that the wardrobes can be left.











GROUND FLOOR

Porch

Lounge / Dining Room
25'9" x 10'5" (7.87 x 3.20)

Kitchen
12'2" x 10'9" (3.71 x 3.30)

FIRST FLOOR

Landing

Bedroom One
10'11" x 9'1" (3.33 x 2.79)
With fitted wardrobes

En-Suite

Bedroom Two
11'10" x 9'1" (3.61 x 2.79)

Bedroom Three
9'10" x 8'3" (3.02 x 2.54)

Family Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 75 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

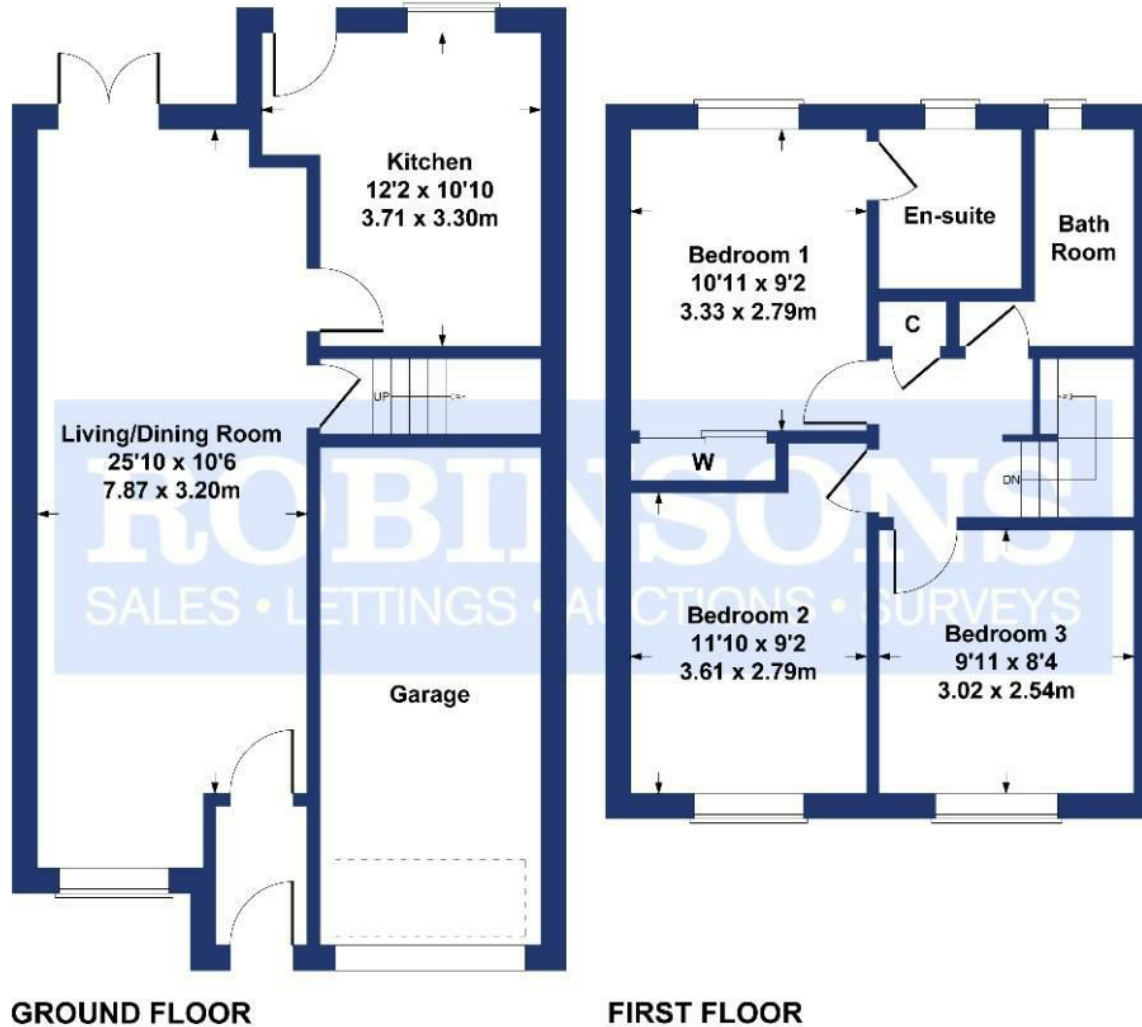
Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: TBC

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.

St Cuthberts Drive

Approximate Gross Internal Area
1141 sq ft - 106 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		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	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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