



Elliot Street, Sacriston, DH7 6JH
3 Bed - House - Mid Terrace
£99,950

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Elliot Street Sacriston, DH7 6JH

* NO CHAIN * GREATLY EXTENDED * GOOD CONDITION * ATTRACTIVE KITCHEN AND BATHROOM * ADDITIONAL EN-SUITE * FULLY ENCLOSED GARDEN * VERY SPACIOUS THROUGHOUT * A MUST VIEW *

Offered to the market with the benefit of immediate vacant possession, this well-presented, much-improved, and extended home boasts two reception rooms and en-suite facilities.

With a good standard of fixtures and fittings throughout, the property should appeal to a wide variety of potential purchasers.

The floorplan comprises: entrance lobby, a comfortable lounge with French doors leading to a larger dining area, a kitchen, and a bathroom with a separate shower cubicle.

On the first floor, there are three bedrooms, with the master benefitting from en-suite facilities.

To the rear, there is an enclosed yard, while the front features a large garden, enclosed by fencing.

Elliot Street is located in the village of Sacriston, which offers a range of local amenities, schools, and access to major transport links. It is also conveniently close to Durham City and Chester-le-Street town centre, where further amenities and recreational facilities can be found.











GROUND FLOOR

Entrance Lobby

Lounge

13'1" x 11'1" (4 x 3.4)

Dining Room

15'1" x 14'9" (4.6 x 4.5)

Kitchen

12'5" x 8'2" (3.8 x 2.5)

Bathroom

8'2" x 7'10" (2.5 x 2.4)

FIRST FLOOR

Landing

Bedroom

13'1" x 11'1" (4 x 3.4)

En-Suite

5'10" x 5'2" (1.8 x 1.6)

Bedroom

15'1" x 7'6" (4.6 x 2.3)

Bedroom

10'9" x 6'6" (3.3 x 2)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

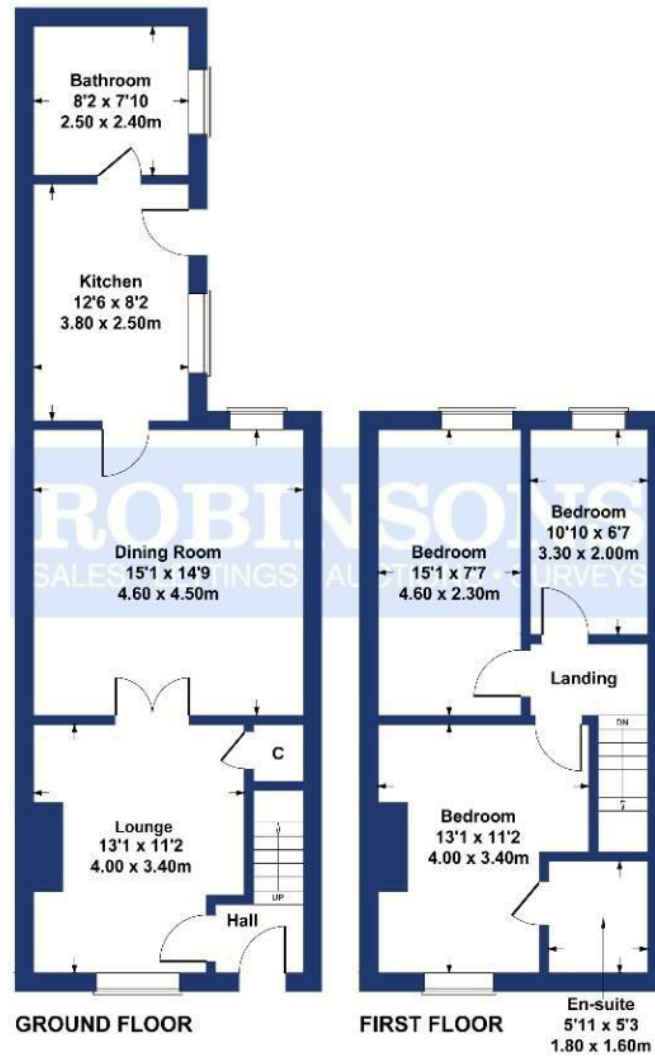
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: E



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.

Elliot Street
Approximate Gross Internal Area
990 sq ft - 92 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			85
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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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