



Valley View, Sacriston, DH7 6NX
3 Bed - House - Semi-Detached
£140,000

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Valley View Sacriston, DH7 6NX

Presented to the market is this well maintained and upgraded three-bedroom semi-detached family residence, boasting a new combi boiler and radiators installed within the past three years. Nestled within a tranquil cul-de-sac in the sought-after village of Sacriston, this property offers convenient access to local amenities and schools. Additional amenities and leisure options can be found in nearby Durham City and Chester-le-Street Town Centre.

The property features an entrance porch, hallway, spacious living room, and a dining kitchen on the ground floor. Upstairs, there are three bedrooms and a charming bathroom. Outside, there are well-tended gardens to the front and rear, along with a driveway and a converted garage suitable for various purposes such as an office or games room. Additionally, there's a storage/utility area at the rear.

Appealing to a range of buyers, including first-time buyers, families, and commuters, early internal viewing is highly recommended.













GROUND FLOOR

Porch

Hallway

Lounge

15'5" x 11'5" (4.7 x 3.5)

Dining Kitchen

14'9" x 8'6" (4.5 x 2.6)

FIRST FLOOR

Landing

Bedroom

14'5" x 8'6" (4.4 x 2.6)

Bedroom

10'2" x 8'6" (3.1 x 2.6)

Bedroom

10'2" x 5'10" (3.1 x 1.8)

Bathroom

EXTERNALLY

Office / Games Room

11'1" x 9'6" (3.4 x 2.9)

Utility / Storage

9'6" x 7'6" (2.9 x 2.3)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 56 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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

We are in the process of producing a floorplan for this property. Please check back later.

Alternatively you can call us to register your interest on 0191 387 3000.

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