



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

30 Cross Lane, Sacriston, Durham, DH7 6BA

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Reduced To £179,950

Hunters are delighted to welcome to the market this semi-detached house. This property is in an immaculate condition, ready to welcome its new homeowners. The house embraces a warm atmosphere, offering a main reception room through to dining area. This space is ideal for hosting guests or relaxing with your family after a long day.

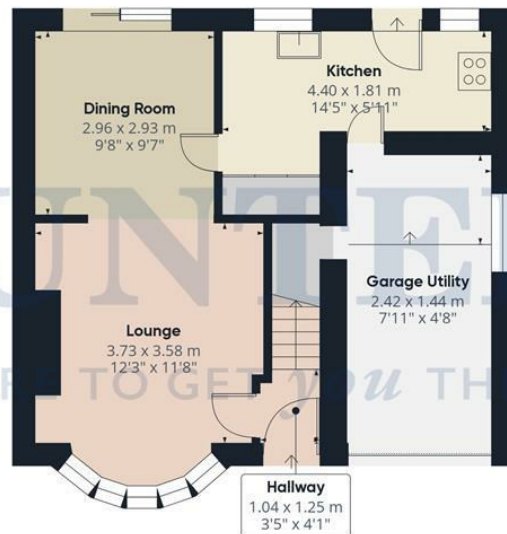
The property also features a well-equipped modern kitchen, two comfortable bedrooms, providing a peaceful sanctuary for rest and relaxation. To complement the bedrooms, the house also boasts a practical and well-maintained bathroom.

One of the prime features of this property is its fantastic location. It is conveniently situated near public transport links, In addition, for families children, the house is ideally located near local schools.

Moreover, local amenities are within close proximity, providing all the necessary services and leisure activities you might need. This property offers an exceptional balance between comfortable living spaces and a convenient location, providing an excellent opportunity for those looking to invest in a home.

In summary, this immaculate semi-detached house for sale offers gardens front and rear with parking for multiple vehicles to the front, garage, two reception rooms, two bedrooms, a kitchen, and a bathroom. It's a wonderful opportunity to acquire a property that perfectly combines comfort, functionality, and an excellent location. Don't miss out on this fantastic opportunity.

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Ground Floor



Floor 1



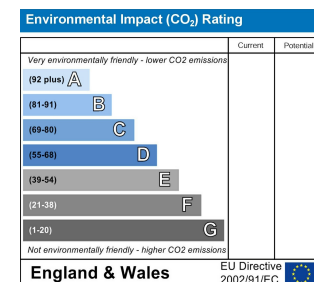
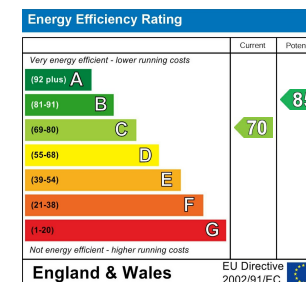
Approximate total area<sup>(1)</sup>  
75.69 m<sup>2</sup>  
814.72 ft<sup>2</sup>

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

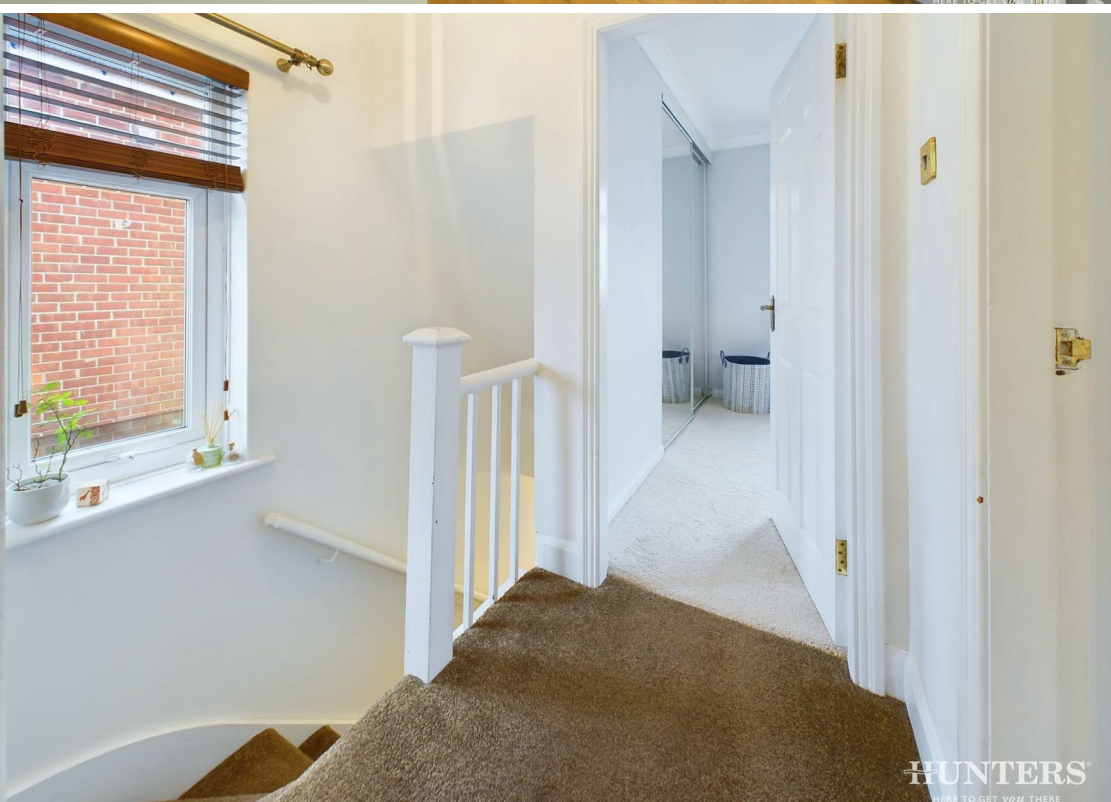




















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