



## Valley View

Durham DH7 6NX

£134,950



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# Valley View

Durham DH7 6NX



\*Sold subject to contract, similar properties required\*  
AVAILABLE WITH IMMEDIATE VACANT POSSESSION.  
EXTENDED, THREE BEDROOM SEMI DETACHED HOME situated in the village of Sacriston and lying close to all amenities. The property has been UPDATED and DECORATED by the current owners to include UPVC DOUBLE GLAZING, GAS CENTRAL HEATING VIA RADIATORS and comprises of ENTRANCE PORCH, SPACIOUS LOUNGE WITH OPEN PLAN STAIRCASE, REFITTED KITCHEN and DINING ROOM to ground floor. To the first floor there are THREE GOOD SIZED BEDROOMS and a FITTED WHITE BATHROOM. EASILY MAINTAINED GARDENS TO FRONT AND REAR. DRIVEWAY FOR PARKING. Early viewing is recommended to secure. Call 0191 3729898 for a viewing.

## ENTRANCE PORCH

Entered via UPVC double glazed door, UPVC double glazed windows, ceramic tiled floor, radiator, door to lounge.

## LOUNGE

15'5" max x 14'6" max (4.70m max x 4.42m max)  
Open plan design with spindled staircase, coving, contemporary fire surround housing electric fire, radiator, UPVC double glazed window.

## KITCHEN

15'4" x 10'3" (4.67m x 3.12m)  
Refitted with wall/base units, ample worktops, stainless steel sink unit and mixer tap, tiled splashbacks, built in gas hob/oven/extractor, pvc panelling, coving, plumbing for automatic washing machine, open to dining room, UPVC double glazed window.

## DINING ROOM

13'8" max x 13'2" max (4.17m max x 4.01m max)  
With radiator, carpeted floor, UPVC double glazed windows/French doors to garden.

## FIRST FLOOR

### MASTER BEDROOM

13'8" max x 8'4" (4.17m max x 2.54m)  
With coving, radiator, tv point, UPVC double glazed window.

### BEDROOM 2

12' x 9' (3.66m x 2.74m)  
With coving, radiator, UPVC double glazed window.

### BEDROOM 3

10'6" max x 6'10" max (3.20m max x 2.08m max)  
With storage cupboard overstairs, coving, radiator, UPVC double glazed window.

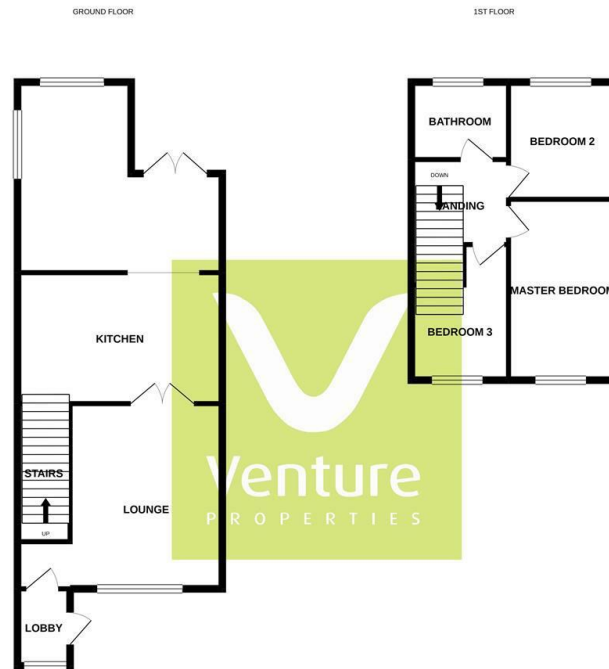
## BATHROOM

White suite comprising of panelled bath, pedestal wash hand basin, low level wc, chrome heated towel rail, coving, pvc panelling, UPVC double glazed window.

## OUTSIDE

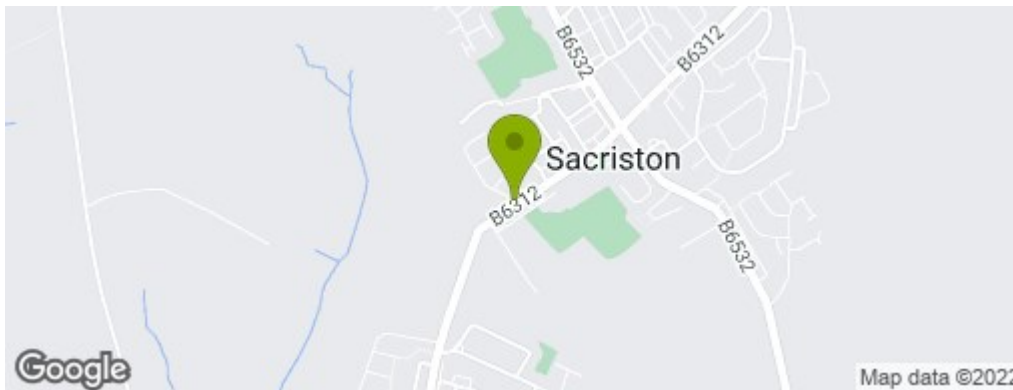
To the front there is a driveway for parking and a pebbled, easy maintenance area.

Whilst to the rear there is a fence enclosed paved patio area with side access.



8, VALLEY VIEW, SACRISTON, COUNTY DURHAM

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of this document. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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