



## Derwent Close

Durham DH7 6DQ

£135,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Derwent Close

Durham DH7 6DQ



Nestled in the charming village of Sacriston, Durham, lies this newly refurbished three-bedroom terraced house on Derwent Close. This property boasts a delightful blend of modern amenities and village tranquillity, offering a perfect retreat just a few miles away from the historic Durham City.

As you step inside, you'll be greeted by a deceptively spacious interior that has been tastefully refurbished. The property features a bright and airy reception room, ideal for relaxing or entertaining guests. The refitted kitchen is a chef's dream, while the newly renovated bathroom with a WC and shower offers a touch of luxury.

With three cosy bedrooms, there's ample space for a growing family or for those in need of a home office. The property also benefits from UPVC double glazing and gas central heating, ensuring comfort all year round.

Outside, you'll find a garage for convenient parking and well-maintained gardens, perfect for enjoying a morning coffee or hosting summer barbecues.

Located in a village setting, you'll enjoy easy access to

Durham City thanks to good road links. The property is offered with immediate vacant possession, making it ready for you to move in and make it your own.

In conclusion, this charming terraced house on Derwent Close offers a wonderful opportunity to own a beautifully refurbished home in a desirable location. With its modern amenities, village charm, and convenient access to Durham City, early viewing is highly recommended to secure this gem of a property.

Freehold  
Council tax band A  
EPC rating D

## ENTRANCE PORCH

## LOUNGE

17'4" x 14'2" (5.28m x 4.32m)

## KITCHEN/DINING ROOM

17'8" x 10'6" (5.38m x 3.20m)

## REAR LOBBY

## GROUND FLOOR WC

## FIRST FLOOR

## BEDROOM 1

10'6" x 9'6" (plus robes) (3.20m x 2.90m (plus robes))

## BEDROOM 2

10'10" x 9'6" (3.30m x 2.90m)

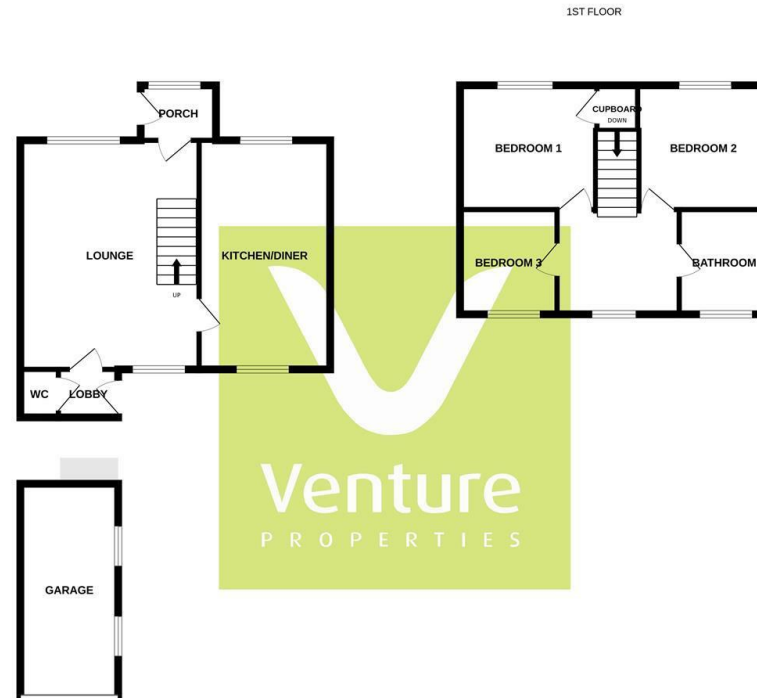
## BEDROOM 3

8'2" x 7'8" (2.49m x 2.34m)

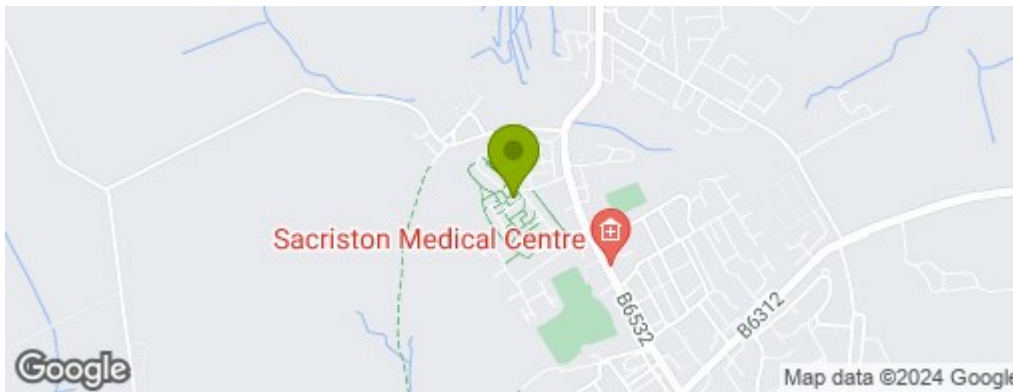
## BATHROOM/WC/SHOWER

## OUTSIDE

## GARAGE



Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with letmapr ©2024



## Property Information

**0191 372 9898**

Suite 6, 15 North Burns, Chester-le-Street, County Durham, DH3 3TF  
[sales.cls@venturepropertiesuk.com](mailto:sales.cls@venturepropertiesuk.com)