

COPELAND RESIDENTIAL

SALES & LETTINGS



Valley View, Sacriston, DH7

OIRO

£125,000

Amazing Country Views
3 Bedrooms
Modernised To A Standard
Double Drive To The Rear
Large Conservatory
Freehold Tenure
Council Tax Band A
EPC In Progress



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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STUNNING 3 BED HOME. LOG BURNER. CONSERVATORY. UNDER FLOOR HEATING TO BATHROOM. STUNNING VIEWS.

Living up to it's street name, VALLEY VIEW certainly does offer excellent views. Modernised over recent years this lovely 3 bedroom MODERN terraced house will appeal to families and couples alike. A spacious lounge is available which boasts a log burner with wood mantel above. To the rear a modern kitchen diner with dual aspect kitchen units providing a vast array of storage along with space for a breakfast / dining table. Overlooking the rear garden is a great sized conservatory which offers an extra reception living or dining option.

To the 1st floor 3 bedrooms can be found with excellent views to the front via the 1st and 3rd bedrooms. Storage facilities have been fitted to all bedrooms, a Baxi combination boiler is installed within the storage cupboard in bedroom 3.

The property benefits from UPVC double glazing, fitted blinds, gas central heating, modern kitchen with built in appliances and bathroom with both bath and shower facilities. Externally there's a garden to the front with decking area looking towards stunning woodlands and fields whilst to the rear is an enclosed garden with paved patio, astro turf and a large shed that could be used as a gym, home office or bar. A gate to the rear leads to a double width driveway.

A wide range of shops and stores are located with-in the village along with schools for all ages. Centrally located between Durham City (10 minutes) and Chester le Street (10 minutes). Sacriston is proving to be an ideal location for commuting.

Tenure: Freehold

Council Tax Band: A

EPC in progress

Property briefly comprises

Lounge - 15'10" X 14'6" (4.83m X 4.42m). UPVC double glazed window with spectacular views, log burner with wooden mantel, tv point, radiator, oak staircase and understairs storage cupboard.

Kitchen/Dining Room - 14'8" X 8'7" (4.47m X 2.62m). UPVC double glazed window to rear, French doors to conservatory, dual aspect high gloss wall/base units, stainless steel sink unit and drainer, mixer tap, tiled splashbacks, built in ceramic hob, electric oven, built in fridge and freezer, freestanding washing machine and tiled floor.

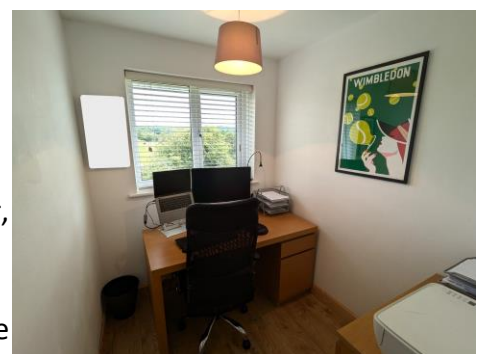
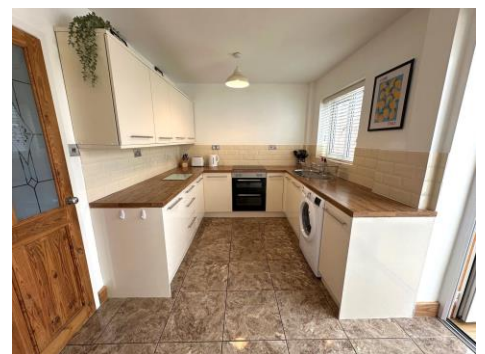
Conservatory. 12'10 x 11'2 (3.92m x 3.39m) Southerly facing, double glazed windows to sides and rear, French doors to rear, radiator, laminate flooring.

First Floor landing with loft access (part boarded).

Bedroom 1. 15' X 8'2" (4.57m X 2.49m). UPVC double glazed window, fitted with built in wardrobes and radiator.

Bedroom 2 - 10'4" X 8'3" (3.15m X 2.51m). UPVC double glazed window to rear, fitted wardrobe and drawer units and radiator.

Bedroom 3 - 10'2" X 6' (3.10m X 1.83m). UPVC double glazed window. to



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front, storage cupboard housing combination boiler, radiator.

Bathroom/WC/Shower. 5'6 x 5'2 (1.68m x 1.59m). Bath with shower over, shower screen, WC, hand basin, mirrored wall unit, fully tiled walls and floor and under floor heating.

Externally. To the front there is a garden with an excellent sized decking area and lawn. To the rear is a patio, lawn laid with astro turf and an excellent sized shed / home office/ gym. A gate leads to a double driveway.



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