



Beechwood Close

Sacrison DH7 6QL

Offers In The Region Of £119,950





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Beechwood Close

Sacrison DH7 6QL



- Available with no chain involved
- EPC Rating - C
- Low maintenance garden

- Three bedrooms
- Modern kitchen & bathroom
- Superb commuting location for Durham & Chester le Street

- Double width driveway
- Cul de sac location
- Easy access to local amenities including shops & schools

Available with the benefit of no onward chain, internal inspection is essential to fully appreciate this deceptively spacious three bedroom house, situated in a cul de sac location of similar properties. Well presented with modern fixtures and fittings and a range of upgraded features, it is sure to appeal to a range of buyers.

The impressive floor plan comprises of an entrance hallway with cloakroom/WC, well presented living room, open plan kitchen and diner with unique stone feature wall and french doors to the rear garden. To the first floor there are two double bedrooms, further well proportioned single bedroom and modern bathroom/WC. Externally there is a double width driveway for off street parking and a fence enclosed rear garden with easy maintenance artificial lawn.

The property is located within easy reach of Durham City centre and the A167, giving easy access for commuting across the region.

GROUND FLOOR

Entrance Hall

Having wood laminate flooring, radiator, access to the cloakroom/WC and a glazed door to the living room.

Cloakroom/WC

With pedestal wash basin, low level WC, tiled splashbacks, radiator and UPVC double glazed opaque window to the front.

Living Room

15'8" x 14'9" (4.79 x 4.52)

Spacious and well presented reception room with a UPVC double glazed window to the front, wood laminate flooring, two radiators and open plan staircase leading to the first floor.

Open Plan Kitchen/Diner

14'9" x 8'3" (4.52 x 2.53)

Impressive open plan kitchen and dining room fitted with an excellent range of wall and floor units having contrasting worktops incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven, gas hob with extractor over and plumbing for a washing machine. Further features include a unique feature wall, tiled flooring, radiator, unit housed gas central heating boiler, understairs storage cupboard, recessed spotlighting, a UPVC double glazed window to the rear and UPVC double glazed french doors leading in to the rear garden.

FIRST FLOOR

Landing

Having access to the loft which is boarded and has lighting.

Master Bedroom

13'3" x 8'3" (4.06 x 2.53)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

10'8" x 8'4" (3.26 x 2.55)

Double bedroom with a UPVC double glazed window to the rear having an extensive view and radiator.

Bedroom Three

9'11" x 6'3" (3.04 x 1.91)

Well proportioned third bedroom with a UPVC double glazed window to the front, radiator and airing cupboard.

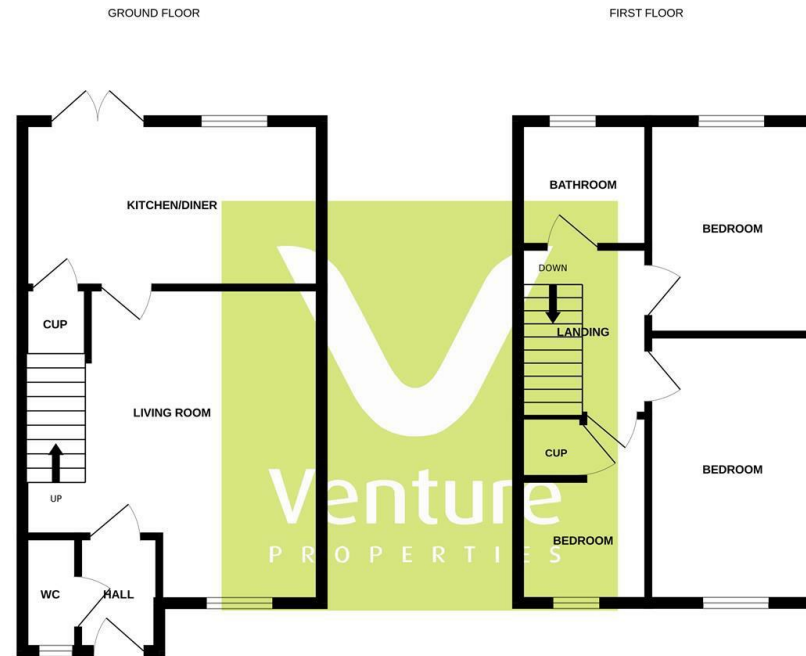
Bathroom/WC

6'2" x 5'6" (1.88 x 1.70)

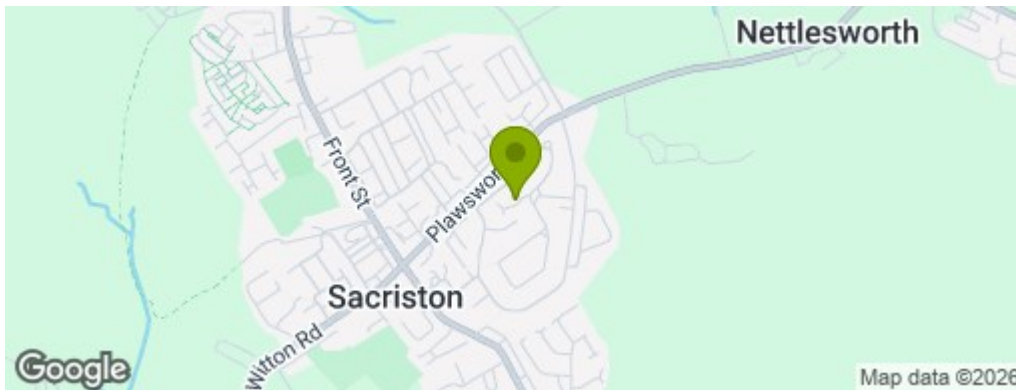
Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, WC and wash basin inset to a vanity unit. Having tiled splashbacks, radiator, shaver point, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

The property benefits from a double width block paved driveway to the front, whilst to the rear is an enclosed garden with patio area, easy maintenance artificial lawn and storage area with shed.



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.
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Property Information

Tenure: Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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