Beechwood Close, Sacriston, DH7 6QL
3 Bed - House - Detached
O.I.R.O £195,000

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Beechwood Close
Sacriston, DH7 6QL

Beautifully Upgraded Family Home ** Stylish Interiors ** Sunny Aspect Rear Garden ** Garage & Driveway **

Occupying a pleasant position within a highly regarded modern development, this beautifully presented three-bedroom home has been thoughtfully upgraded throughout, creating a stylish and inviting property ideally suited to families, couples, and first-time buyers alike.

The accommodation combines contemporary finishes with a practical layout designed for modern living. An inviting entrance hallway leads to a convenient ground-floor WC and a comfortable, well-proportioned lounge, where French doors open directly onto the rear garden, allowing natural light to fill the room and creating a seamless connection between the indoor and outdoor spaces. A separate dining room provides an elegant setting for entertaining and family dining, while the modern fitted kitchen completes the ground-floor accommodation. To the first floor are three attractive bedrooms, including a principal bedroom with its own private en-suite shower room, together with a stylish family bathroom.

Externally, the property continues to impress. There are gardens to both the front and rear, with the sunny rear aspect providing an excellent setting for relaxing, entertaining and enjoying the warmer months. A private driveway and garage provide valuable off-street parking and additional storage.

Further benefits include uPVC double glazing and gas central heating.

Situated in the popular village of Sacriston, the property enjoys convenient access to local schools, shops, amenities, recreational facilities and public transport. Its location is also particularly well suited to commuters, with excellent road connections providing straightforward access to Durham City, Newcastle upon Tyne, Gateshead, Sunderland and Chester-le-Street.
A superb home offering style, space and a desirable setting, early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

GRYFFINDOR

LISTERINE
Colgate

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – Not that we are aware
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

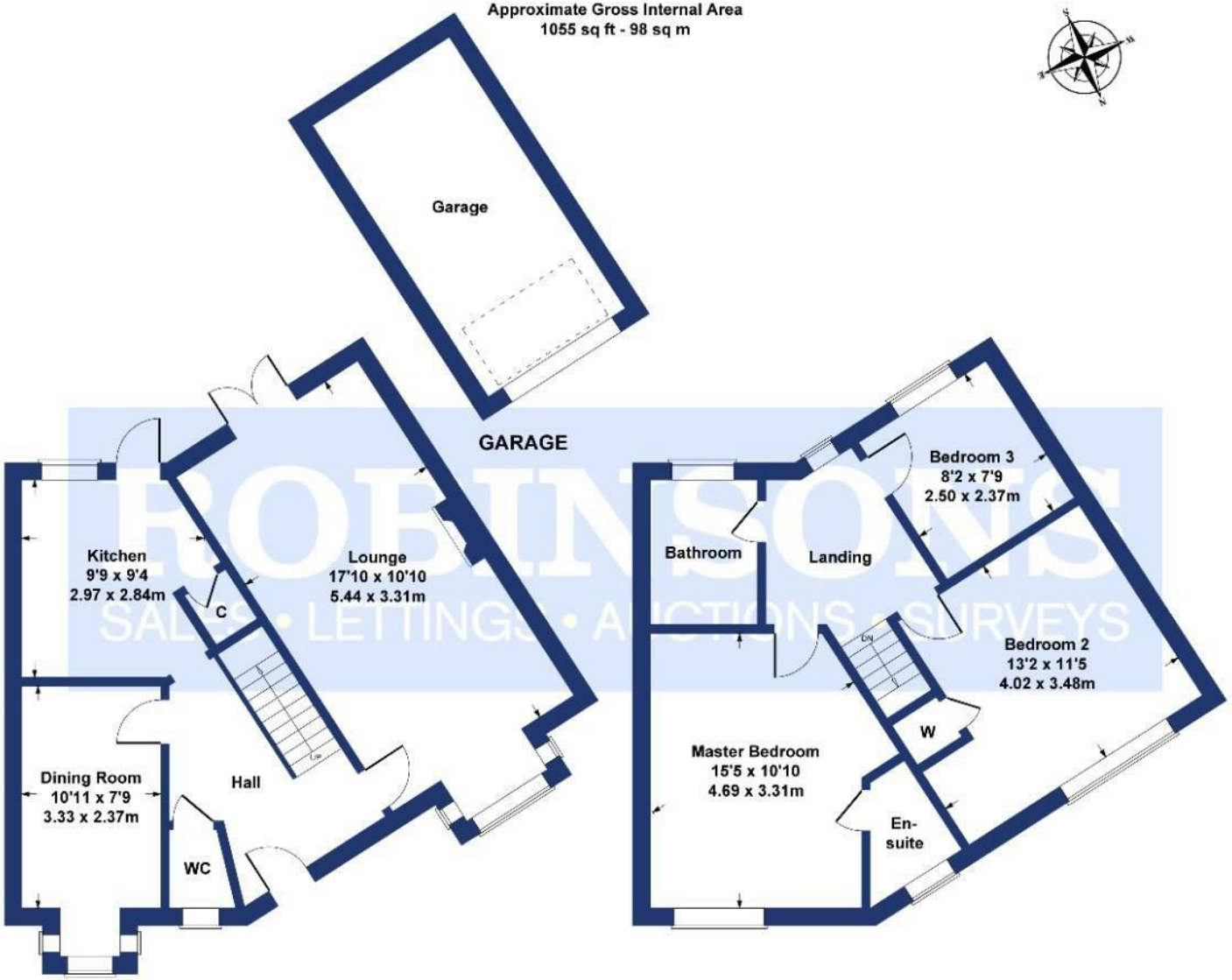
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Beechwood Close

Approximate Gross Internal Area
1055 sq ft - 98 sq m



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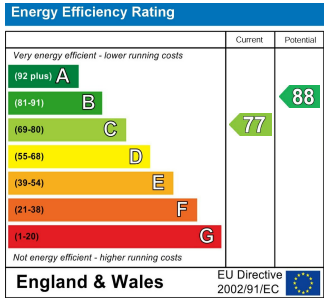
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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