



Elliot Street, Sacriston, DH7 6JH
2 Bed - House - Terraced
O.I.R.O £75,000

ROBINSONS
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No onward chain • Village location • Investment opportunity, First buy or Family home •

The floor plan comprises: entrance porch, lounge, spacious kitchen diner, rear lobby. The first floor has two bedrooms and shower room/WC. Outside is a front garden and rear courtyard style garden.

Sacrison, located on the outskirts of Durham City, is a village offering a blend of modern convenience and rural tranquillity, making it an appealing choice for potential property buyers. The village provides a variety of housing options, suitable for families, professionals, and retirees alike. Sacrison features several local amenities, including shops, cafes, and pubs, as well as essential services like schools and healthcare facilities. For those who enjoy outdoor activities, there are parks and green spaces nearby, offering opportunities for walks and nature exploration. Transport links are convenient, with regular bus services connecting the village to the nearby city of Durham, which is only about 4 miles away, providing access to a broader range of shopping, dining, and cultural attractions. Additionally, Sacrison benefits from easy access to the A167, making commuting to Durham, Newcastle, and other surrounding areas straightforward.



GROUND FLOOR

Entrance Porch

Lounge

14'08 x 13'02 (4.47m x 4.01m)

Kitchen Diner

15'01 x 11'07 (4.60m x 3.53m)

FIRST FLOOR

Bedroom

14'08 x 13'02 (4.47m x 4.01m)

Bedroom

15'01 x 8'10 (4.60m x 2.69m)

Shower Room

6'09 x 5'06 (2.06m x 1.68m)

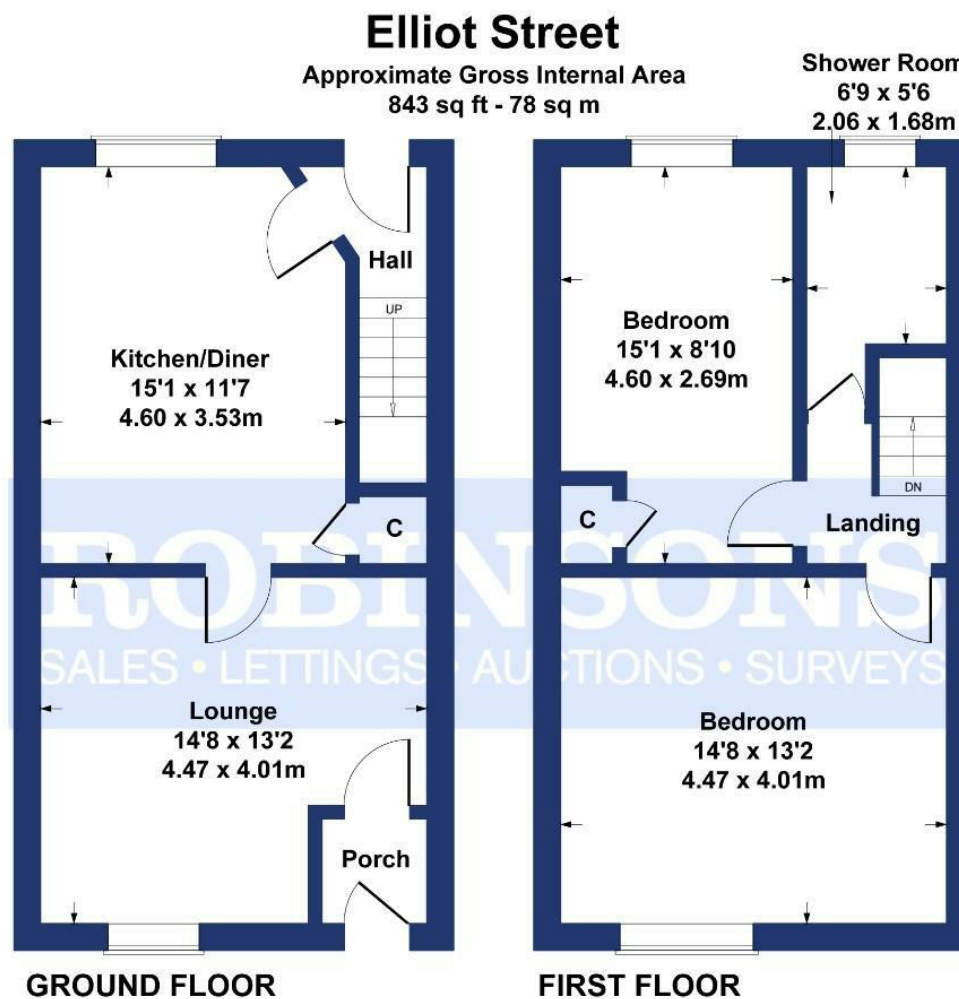
Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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