



Craigland Villas, Sacriston, DH7 6LX
2 Bed - House - Semi-Detached
O.I.R.O £140,000

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Craigland Villas

Sacrison, DH7 6LX

Superb Young Family or First Home ** Private & Sunny Rear Aspect ** Easy Reach of Durham
** Good Road Links **

The property benefits from UPVC double glazing, gas central heating, and both front and rear gardens. The deceptively spacious layout briefly comprises:

An entrance hallway with stairs leading to the first floor, and a comfortable lounge featuring a front bay window and a feature fireplace. The superbly fitted kitchen and dining room includes a range of modern soft-close wall and base units, complemented by granite work surfaces. Integrated appliances include a fridge and freezer, microwave, oven, and a four-ring gas hob with an extractor hood. There is ample space for a dining table and chairs, plus an additional rear seating area overlooking the garden. A door opens directly onto the garden and patio, creating an ideal space for alfresco dining.

To the first floor are two well-proportioned bedrooms, with the master bedroom featuring fitted wardrobes with mirrored sliding doors. The family bathroom/WC is beautifully appointed with an attractive suite and an over-bath shower.

Sacrison is a village on the outskirts of Durham City that combines modern convenience with rural tranquillity, making it an attractive option for prospective property buyers. The area offers a range of housing styles to suit families, professionals, and retirees alike. Residents benefit from a selection of local amenities, including shops, cafés, and pubs, alongside essential services such as schools and healthcare facilities. For those who enjoy the outdoors, nearby parks and green spaces provide ideal settings for walking and exploring nature. Transport links are convenient, with regular bus services connecting Sacrison to Durham City, located approximately four miles away, where a wider variety of shopping, dining, and cultural attractions can be found. The village also benefits from easy access to major road networks, making it well placed for commuting to surrounding areas.













GROUND FLOOR

Hallway

Lounge

14'9 x 10'10 (4.50m x 3.30m)

Kitchen Diner

14'9 x 9'3 (4.50m x 2.82m)

FIRST FLOOR

Bedroom

12'11 x 10'10 (3.94m x 3.30m)

Bedroom

9'5 x 8'9 (2.87m x 2.67m)

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection. None known.

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.

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.

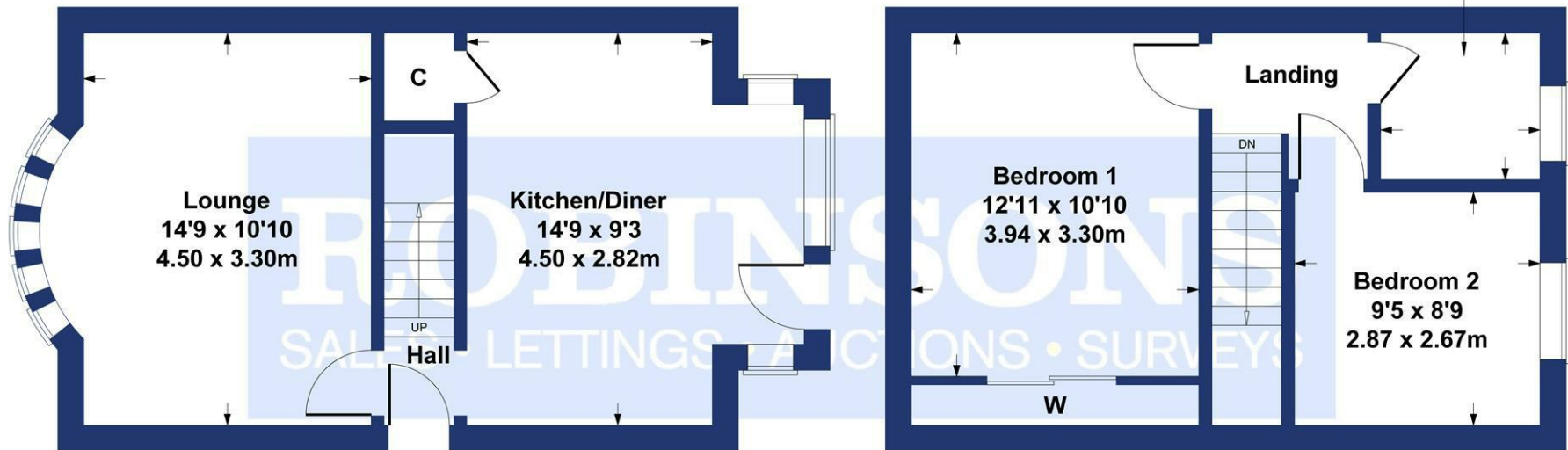
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Craigland Villas

Approximate Gross Internal Area
743 sq ft - 69 sq m

Family Bathroom/WC
6'6 x 5'6
1.98 x 1.68m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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