

# COPELAND RESIDENTIAL

## SALES & LETTINGS



## Beechwood Close, Sacriston, DH7

Asking Price

**£115,000**

Popular Location  
Cul-de-Sac Position  
3 Bedroom Semi-Detached  
Conservatory  
Ground Floor WC  
Drive For 2 Vehicles  
Amazing Views To The Rear  
No Upper Chain



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**3 BEDROOM SEMI-DETACHED ON QUIET CUL-DE-SAC WITH AMAZING VIEWS TO THE REAR / NO UPPER CHAIN** - This charming property on Beechwood Close is perfectly tucked away in a quiet cul-de-sac location at the heart of the County Durham Village of Sacriston. Perfectly positioned within walking distance of the village's high street and excellent transport links to Durham City, the property also boasts amazing views across the valley from the rear garden.

To be sold with no upper chain, this property offers a lot at the amazing price of £119,950 with a lounge, kitchen/diner, conservatory and WC to the ground floor, 3 bedrooms and a shower room to the first floor along with the space to park 2 vehicles to the front exterior as well as a private, tiered garden with a large patio to the rear. With so much to offer, this property will tick a lot of boxes for many buyers.

Tenure: Leasehold - 136 Years Remaining, Ground Rent - £100 per annum.

Council Tax Band: B

EPC Rating: C

**Room Descriptions** Entrance Porch - Enter via composite front door into an entrance porch with vinyl flooring and a wall mounted radiator, offering access to the lounge and WC.

**Lounge** - 15'2 x 14'9 (4.66m x 4.56m) - Spacious carpeted lounge with a front-facing UPVC double glazed window, carpeted staircase to the first floor with a side-facing UPVC double glazed window. 2 wall mounted radiators, electric fireplace and access to the kitchen/diner towards the rear.

**Kitchen/Diner** - 8'3 x 15' (2.53m x 4.58m) - Vinyl flooring, access to a range of base and wall fitted kitchen units with contrasting work surfaces. Integrated electric oven and hob with stainless steel splashback and overhead extractor. Space for a washing machine, dishwasher and fridge/freezer. Stainless steel sink with mixer tap below a rear-facing UPVC double glazed window. Double UPVC patio doors for access to the conservatory. Under stairs cupboard and wall mounted radiator.

**Conservatory** - 8'7 x 12'6 (2.68m x 3.87m) - Carpeted conservatory with UPVC double glazing to the most part offering amazing views across the valley and UPVC double patio doors leading out onto a rear garden. Wall mounted radiator.

**WC** - 5'6 x 2'7 (1.72m x 0.85m) - Vinyl flooring, access to a toilet and wash basin, front-facing UPVC double glazed window and wall mounted radiator.

**First Floor Landing** - Carpeted landing with a side-facing UPVC double glazed window. Access to 3 bedrooms, a bathroom and loft hatch with drop down ladder leading to a fully boarded loft space with lighting.

**Bedroom One** - 13'3 x 8'5 (4.07m x 2.62m) - Carpeted bedroom with a front-facing UPVC double glazed window. Fitted wardrobes and dressing table. Wall mounted radiator.

**Bedroom Two** - 10'7 x 8'5 (3.28m x 2.61m) - Carpeted bedroom with a rear-facing UPVC double glazed window. Fitted wardrobes and wall



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mounted radiator.

Bedroom Three - 10' x 6'2 (3.06m x 1.90m) - Currently used as a dressing room, this carpeted bedroom has fitted wardrobes as well as a built-in cupboard, front-facing UPVC double glazed window and wall mounted radiator.

Shower Room - 5'6 x 6'1 (1.71m x 1.88m) - Vinyl flooring, access to a toilet, vanity unit with fitted wash basin and walk-in shower unit with a mains supplied mixer shower and full height cladding splashback. Rear-facing UPVC double glazed window. Wall mounted radiator and extractor fan.

Exterior - Space for 2 vehicles to the front and tiered private garden to the rear with a large patio area and excellent country views.



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