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North View, Sherburn Hill, DH6 1PN
2 Bed - House - End Terrace
O.I.R.O £72,500

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No Chain ** Ideal Starter Home or Buy-to-Let ** Pleasant Front Views **

Occupying a pleasant position with far-reaching views across open farmland to the front, this attractive two-bedroom end-terrace property presents an ideal opportunity for a variety of purchasers, including first-time buyers, investors and those looking to downsize. Offered for sale with vacant possession and no onward chain, the property is ready for immediate occupation.

The accommodation begins with a welcoming entrance leading through to the hallway. The spacious lounge provides a comfortable living space, enhanced by a feature fireplace that creates a warm focal point. To the rear, the generous kitchen and dining area offers ample room for everyday living and entertaining, while additional under-stairs storage adds practicality. A rear lobby provides access to the enclosed outdoor space.

Upstairs, the property offers two good-sized double bedrooms, with the principal bedroom enjoying attractive views over the surrounding countryside. A well-appointed bathroom completes the first-floor accommodation.

Outside, there is a private enclosed yard to the rear, together with two substantial brick-built storage sheds, ideal for tools, bicycles or general household storage.

Additional features include gas-fired central heating and double-glazed windows throughout.

Ideally positioned within easy reach of Durham City, the property benefits from a range of nearby amenities, including local shops, schools and everyday services. Excellent road links via the A690, A19 and A1(M) provide straightforward access across the region, making this a convenient location for commuters while still enjoying a semi-rural setting.



Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (we believe metred)

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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

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 – No

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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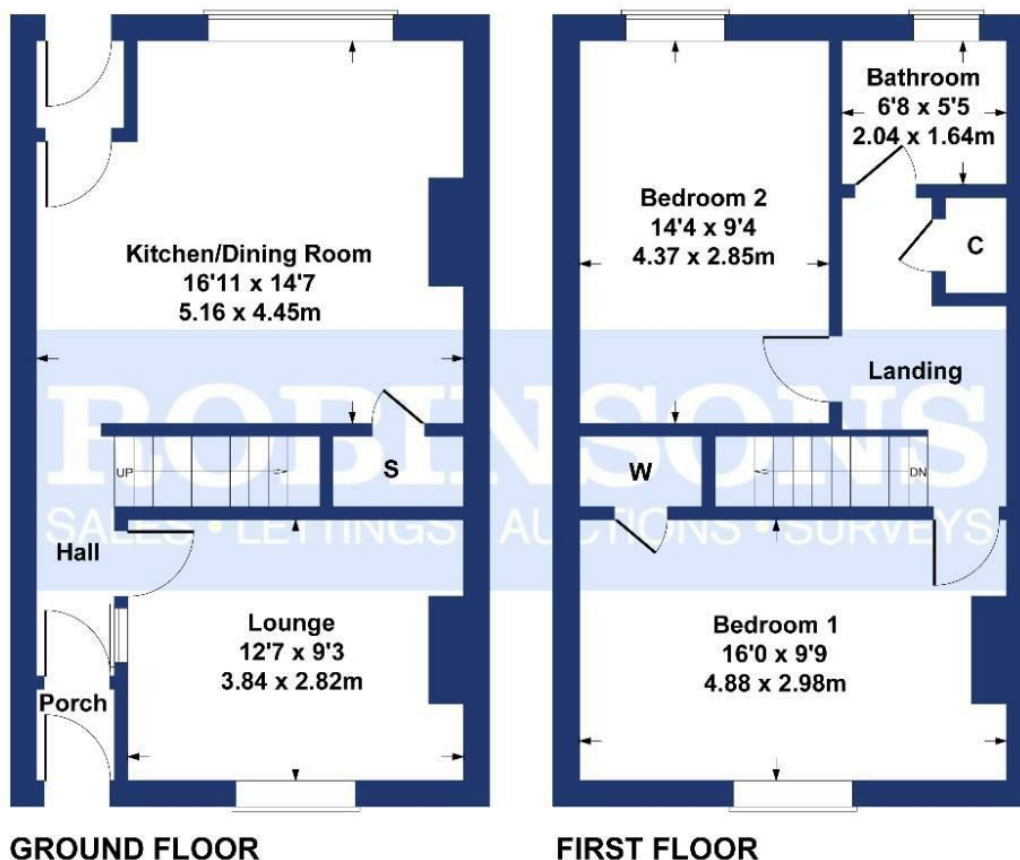
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North View

Approximate Gross Internal Area
883 sq ft - 82 sq m



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		
(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	76	82
	EU Directive 2002/91/EC	

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