

Local Avenue, Sherburn Hill, DH6 1HG
2 Bed - House - Semi-Detached
O.I.R.O £100,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

**Well Presented ** Pleasant Position ** Large Rear Garden ** Outskirts of Durham ** Access to Village Amenities ** Good Road Links ** GCH & Upvc Double Glazing ** Early Viewing Advised **

A well-proportioned and pleasantly situated two-bedroom semi-detached home, offered to the rental market on a furnished basis. Located in the popular village of Sherburn Hill on the outskirts of Durham, the property offers spacious and comfortable accommodation, making it an ideal choice for couples or small families.

The ground floor comprises an entrance hallway, comfortable lounge, kitchen/breakfast room, rear lobby and cloakroom/WC. To the first floor are two generous double bedrooms and a family bathroom/WC with over-bath shower.

Externally, a particular highlight is the substantial rear garden, offering excellent outdoor space, whilst street parking is available to the front. Sherburn Hill enjoys convenient access to local amenities, neighbouring villages and excellent road links, with Durham City Centre and the surrounding areas within easy reach.

Early viewing is recommended to fully appreciate the accommodation, generous garden and convenient location this appealing rental home has to offer.







Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Property Construction – Assumed 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. Some property photographs may have been enhanced using AI technology to improve weather and lighting conditions only, without altering the property's layout, dimensions, features or condition. 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.





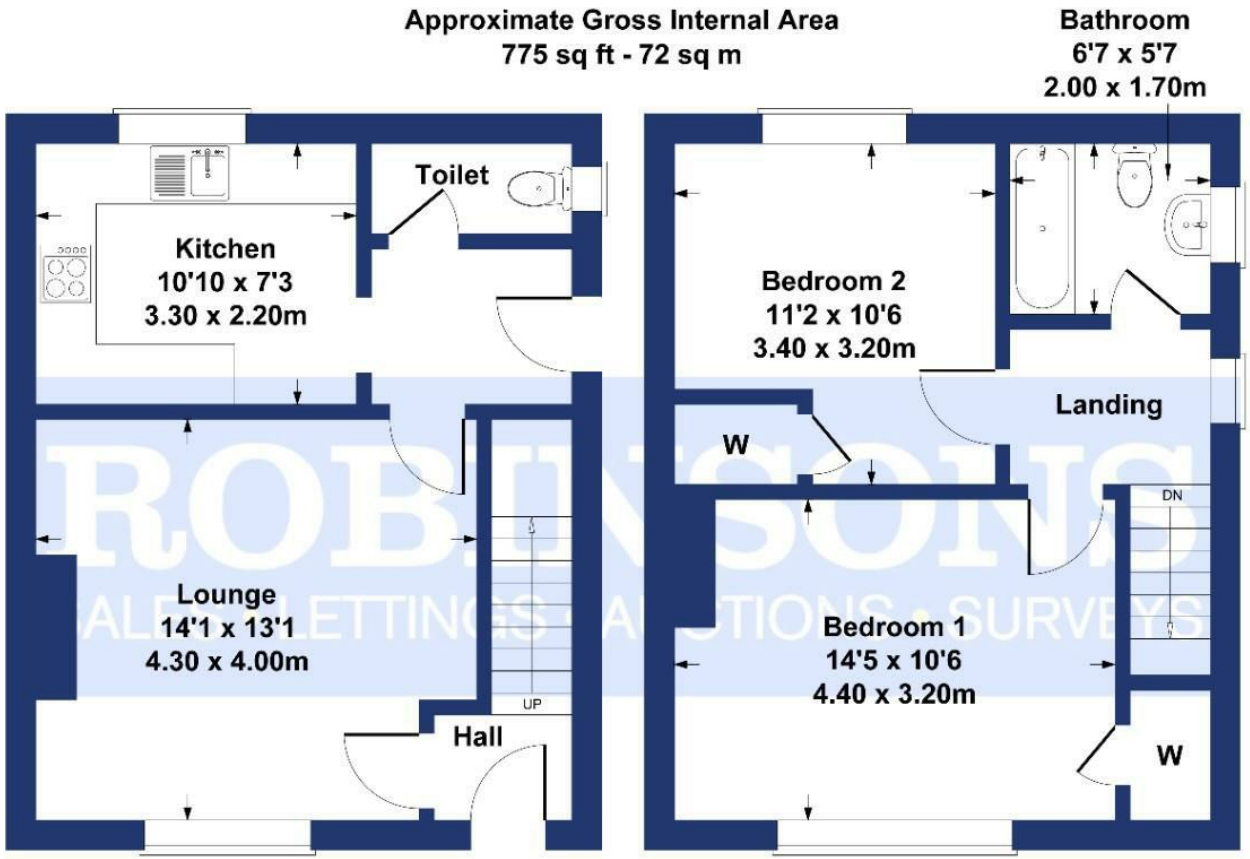




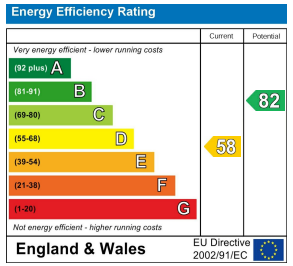


Local Avenue

Approximate Gross Internal Area
775 sq ft - 72 sq m



ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS



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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons