



Victoria Street, Sacriston, DH7 6JQ
2 Bed - House - Mid Terrace
£85,000

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Victoria Street Sacriston, DH7 6JQ

* DECEPTIVELY SPACIOUS * EXTENDED * TWO DOUBLE BEDROOMS * LARGE OPEN PLAN LOUNGE AND DINING AREA * DRIVEWAY PARKING * VIEWING RECOMMENDED *

Situated in a pleasant position on Victoria Street, Sacriston, is this deceptively spacious and extended two bedroom mid terraced home. Realistically priced and offering well-planned accommodation, the property should appeal to a variety of buyers including first-time purchasers, couples, small families and investors.

The floorplan comprises an entrance lobby leading into a particularly spacious open plan lounge with feature fireplace and inset gas fire, which opens through into a dining area. The kitchen is fitted with a range of floor and wall units together with integrated cooking appliances.

To the first floor there are two good sized double bedrooms and a bathroom incorporating a white suite with WC, wash hand basin, panelled bath and wall mounted shower over. The property also benefits from gas central heating and double glazing.

Externally, there is a garden to the front, part of which has been adapted to provide useful off-street driveway parking, with the remaining area laid to lawn with a patio. To the rear is a small enclosed courtyard.

Victoria Street is conveniently situated within Sacriston, within walking distance of the village centre and its range of shops, schools and everyday amenities. The location is particularly convenient for access to both Durham City and Chester le Street, while excellent road links via the A691 and nearby A1(M) provide straightforward commuting towards Newcastle, Gateshead, Sunderland and surrounding areas. The village is also well placed for access to surrounding countryside and a variety of local walking routes.











Lobby

Lounge

Dining Area

Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, there is a garden to the front, part of which has been adapted to provide useful off-street driveway parking, with the remaining area laid to lawn with a patio. To the rear is a small enclosed courtyard.

AGENT'S NOTES

Council Tax: Durham County Council, Band A

Tenure: Freehold

EPC D

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

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 recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No.

Probate – Not applicable.

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Accessibility/Adaptations – extended.

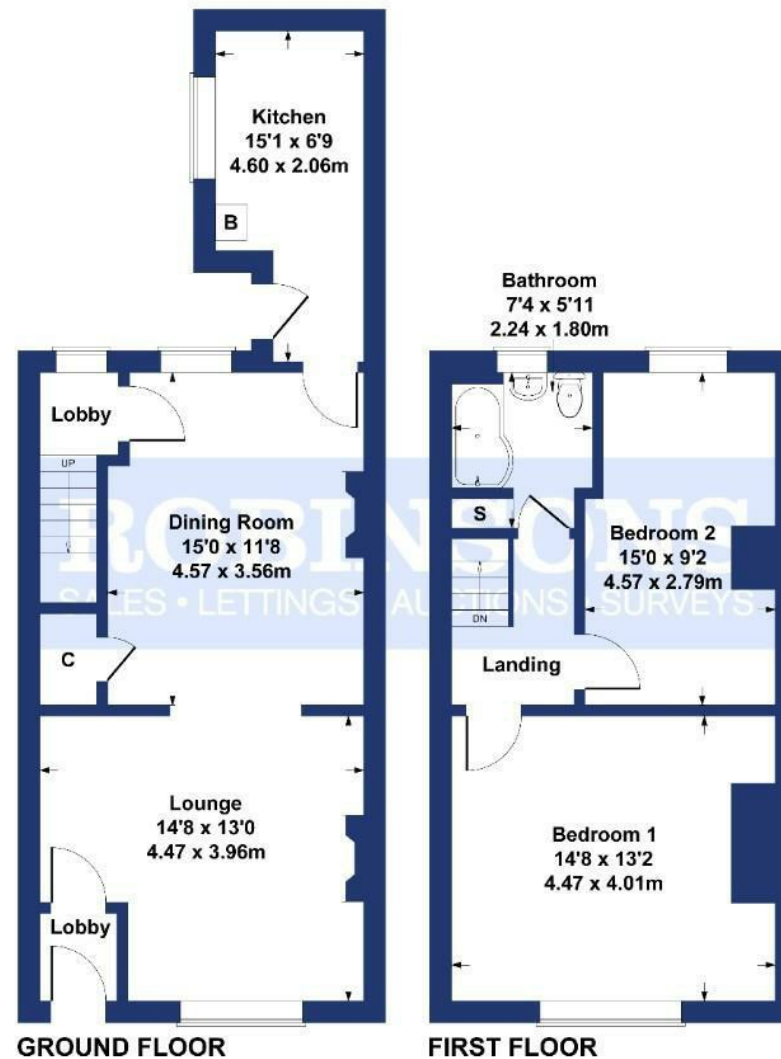
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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.

Victoria Street

Approximate Gross Internal Area
936 sq ft - 87 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		EU Directive 2002/91/EC

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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.

