Penshaw View, Sacriston, DH7 6UX
4 Bed - House - Semi-Detached
O.I.R.O £240,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Penshaw View
Sacriston, DH7 6UX

Occupying a pleasant cul-de-sac position within a highly regarded development on the outskirts of Sacriston Village, this impressive extended four-bedroom semi-detached home offers spacious and versatile family accommodation, stunning rear views towards Penshaw Monument and excellent access into Durham City and surrounding transport links.

The property enjoys a wonderful private rear aspect with an enclosed garden and raised patio area, creating the perfect setting for relaxing, entertaining and enjoying the far-reaching countryside views. Further benefits include double glazing, gas central heating, off-street parking and a larger-than-average garage with remote-controlled roller door and useful roof storage.

The well-planned accommodation briefly comprises an entrance lobby, cloakroom/WC and a comfortable lounge with stairs leading to the first floor. Undoubtedly the focal point of the home is the stunning open-plan living kitchen and dining area, designed for modern family living and entertaining. Offering an abundance of space and natural light, this superb room opens directly onto the rear patio and garden, seamlessly blending indoor and outdoor living. A generous utility room provides additional practicality and offers access to both the rear garden and garage.

To the first floor, the spacious principal bedroom provides a peaceful retreat, enjoying some truly impressive rear views towards Penshaw Monument and benefiting from its own en-suite shower room/WC. Three further well-proportioned bedrooms offer excellent flexibility for family life, guest accommodation or home working and are served by the family bathroom/WC.

Combining generous living space, a sought-after location, exceptional views and modern family-friendly accommodation, this is a superb home that must be viewed to be fully appreciated.

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

LOCATION

Sacriston is a thriving and well-established village located approximately four miles north of Durham City, offering an excellent balance of village charm, everyday convenience and superb commuter links. Popular with a wide range of buyers, including first-time purchasers, growing families and professionals, the village benefits from a strong sense of community together with a good selection of local amenities, including shops, supermarkets, schools, healthcare facilities, public houses and recreational opportunities.

The village is ideally positioned for commuters, with easy access to the A167 and nearby A1(M), providing excellent transport links throughout the North East. Durham City Centre can be reached within approximately 10 minutes by car and offers an extensive range of shopping, dining, leisure and cultural attractions, together with a mainline railway station. Chester-le-Street lies approximately six miles to the north, whilst Newcastle, Gateshead and Sunderland are all within comfortable commuting distance.

Sacriston is also well placed for those who enjoy the outdoors, with surrounding countryside, walking routes and open green spaces close at hand. Combining affordability with convenience and accessibility, Sacriston continues to be a sought-after location for buyers looking to enjoy a village setting without compromising on access to major towns, cities and transport networks.

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039p.a
Tenure: Freehold
Estate Management Charge – NA
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.
Selective licencing area – Not that we are aware but any purchaser should check
Probate – NA
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 – Extended
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

© Robinsons Estate Agents

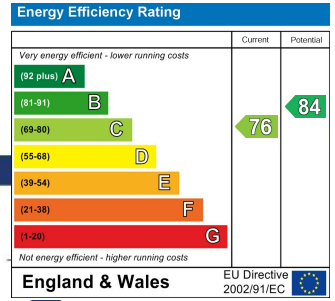
© Robinsons Estate Agents

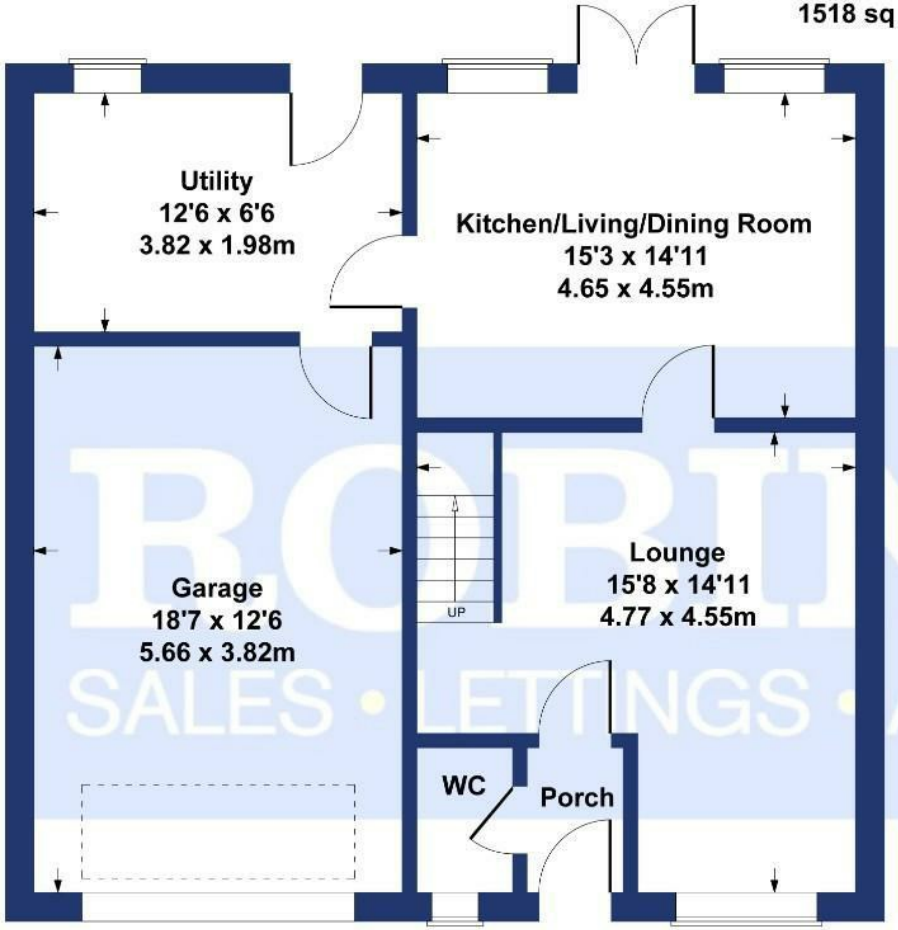
© Robinsons Estate Agents

© Robinsons Estate Agents

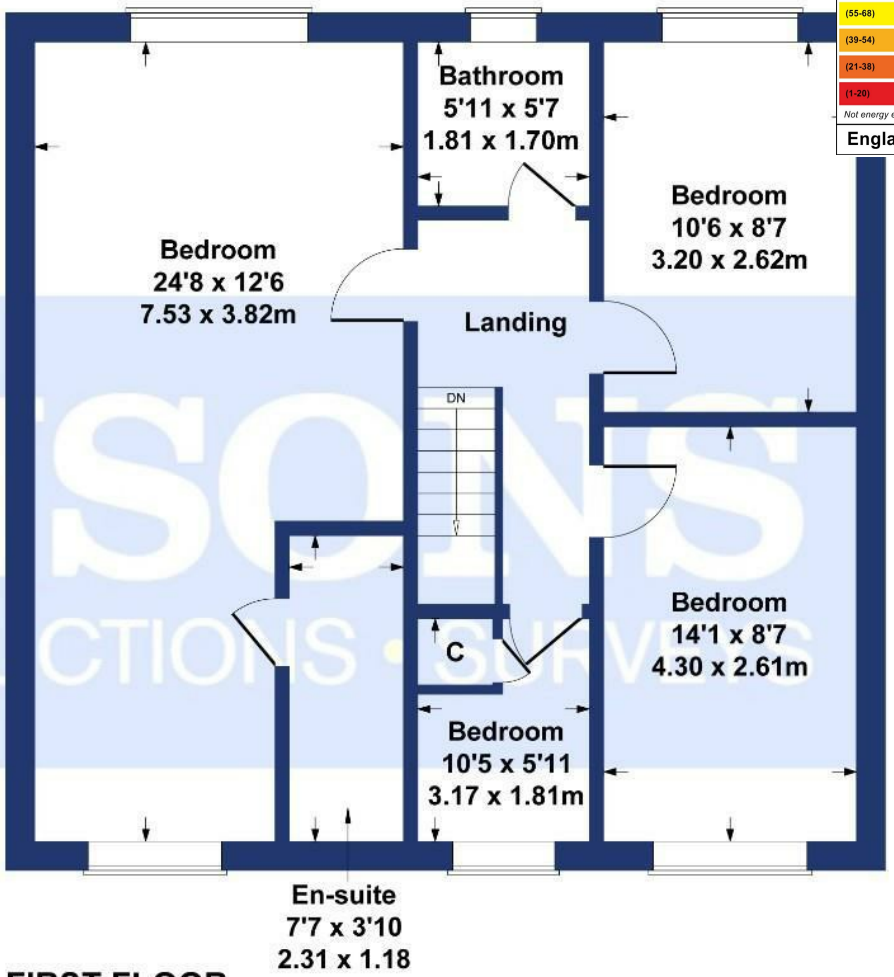
Penshaw View

Approximate Gross Internal Area
1518 sq ft - 141 sq m





GROUND FLOOR



FIRST FLOOR

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

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.

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