

**STUART
EDWARDS**



Newtown Villas

Sacrison, Durham DH7 6HX

- LINK-DETACHED HOUSE
- 3 BEDROOMS
- MODERN KITCHEN WITH APPLIANCES
- REAR GAREN
- EXCELLENT ROAD LINKS
- NO ONWARD CHAIN
- SPACIOUS LOUNGE/DINING ROOM
- BATHROOM WITH SHOWER
- GAS CH & UPVC DOUBLE GLAZING
- 5 MILES FROM DURHAM CITY

Asking Price £150,000

Council Tax Band: B
EPC Rating:

FULL DESCRIPTION

Link-detached house available with no onward chain.

Internally the property comprises: entrance hallway, cloakroom/wc., spacious lounge/dining room, modern fitted kitchen with some appliances and rear entrance lobby leading to the garden. To the first floor there's a landing with three bedrooms and bathroom suite with shower.

Externally there a rear garden with laid lawn, patio area and large brick built storage area.

Benefiting from gas central heating and UPVC double glazing throughout.

Sacrison is located approximately 5 miles north of Durham City and is convenient for Chester-le-Street where there is access onto the A1M.

Viewings are recommended.

ENTRANCE HALLWAY

Double rad and stairs to first floor.

CLOAKROOM/WC

Low level w.c, wash hand basin, tiled flooring and double rad.

LOUNGE/DINING ROOM

14'11" x 25'8"

Feature fireplace and two double radiators.

REAR ENTRANCE LOBBY

Upvc double glazed door to garden.

KITCHEN

13'5" x 8'9"

Range of floor and wall units, with laminate worktops and inset stainless steel sink and drainer. Integrated electric oven and hob, tiled splashbacks, tiled flooring, coved ceiling, washing machine, fridge double rad and door to garage.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

12'0" x 9'11"

Double rad.

BEDROOM 2

10'10" x 9'11"

BEDROOM 3

8'9" x 8'0"

Double rad.

BATHROOM

7'10" x 6'6"

Panel bath with mains fed overhead shower, low level w.c. Wash hand basin, airing cupboard housing combi, partially tiled walls and double rad.

GARDENS

Rear garden with patio lawn and mature borders.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.