

Beechwood Close

Sacriston DH7 6QL

Offers In The Region Of £119,950

Venture PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









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Beechwood Close

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- Available with no chain involved
- EPC Rating - C
- Low maintenance garden
- Three bedrooms
- Modern kitchen and bathroom
- Superb commuting location for Durham and Chester le Street
- Ideal starter home
- Boiler fitted 2024
- Easy access to local amenities including shops and schools

Available with the benefit of no onward chain, this deceptively spacious and well presented property with three bedrooms is sure to appeal to a range of buyers.

The floor plan comprises of an entrance hallway with cloakroom/WC, large living room and open plan kitchen and dining room with french doors to the rear garden. To the first floor there are two double bedrooms, further well proportioned single bedroom and modern bathroom/WC. Externally there is a driveway for off street parking and a fence enclosed rear garden with easy maintenance artificial lawn.

The property is located within easy reach of Durham, Chester le Street and the A167, giving easy access for commuting across the region.

GROUND FLOOR

Entrance Hall
Having a radiator, access to the cloakroom/WC and a door to the living room.

Cloakroom/WC
With pedestal wash basin, low level WC, tiled splashbacks, radiator and UPVC double glazed opaque window to the front.

Living Room
15'8" x 14'9" (4.79 x 4.52)
Spacious and well presented reception room with a UPVC double glazed window to the front, laminate flooring, two radiators and open plan staircase leading to the first floor.

Open Plan Kitchen/Diner
14'9" x 8'3" (4.52 x 2.53)
Impressive open plan kitchen and dining room fitted with an excellent range of wall and floor units having contrasting worktops incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven, gas hob with extractor over and plumbing for a washing machine. Further features include tiled flooring, radiator, unit housed gas central heating boiler, understairs storage cupboard, a UPVC double glazed window to the rear and UPVC double glazed french doors leading in to the rear garden.

FIRST FLOOR

Landing
Having access to the loft.

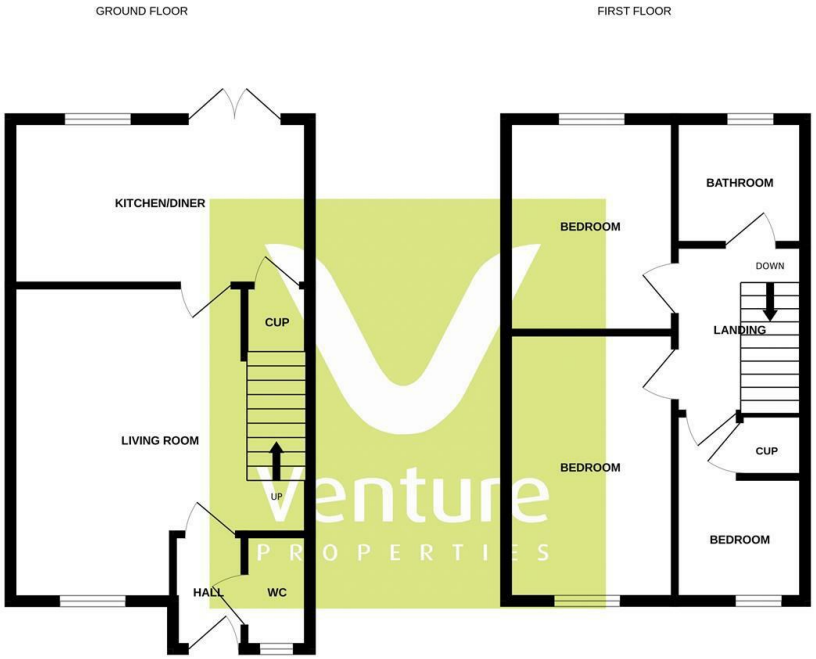
Master Bedroom
13'3" x 8'3" (4.06 x 2.53)
Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two
10'8" x 8'4" (3.26 x 2.55)
Double bedroom with a UPVC double glazed window to the rear and radiator.

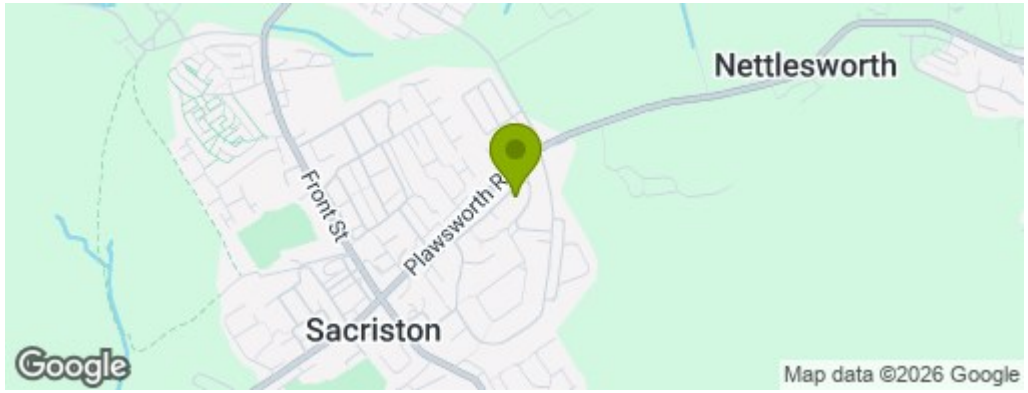
Bedroom Three
9'11" x 6'3" (3.04 x 1.91)
Well proportioned third bedroom with a UPVC double glazed window to the front, radiator, laminate flooring and airing cupboard.

Bathroom/WC
6'2" x 5'6" (1.88 x 1.70)
Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, WC and wash basin inset to a vanity unit. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL
The property benefits from a driveway to the front, whilst to the rear is an enclosed garden with patio area, easy maintenance artificial lawn and access gate.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Leasehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)
Energy Performance Certificate Grade C
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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