



West View, Sherburn Hill, DH6 1HH  
2 Bed - House - Mid Terrace  
Offers Over £85,000

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## West View

### Sherburn Hill, DH6 1HH

Located in the village of Sherburn Hill, just four miles from the historic city of Durham, this well presented two-bedroom mid-terraced house presents an excellent opportunity for a variety of buyers. The property boasts generous living space, featuring two spacious double bedrooms and two well-proportioned reception rooms, making it ideal for both comfortable living and entertaining guests.

Upon entering, you are welcomed by a bright entrance hallway that leads into a generous sized lounge. This inviting space flows seamlessly through an open archway into a separate dining room, creating a harmonious area for family gatherings and social occasions. At the rear, the well-appointed refitted kitchen offers ample room for appliances and direct access to a utility room or rear porch, enhancing the practicality of the home.

The first floor landing provides access to the two generous double bedrooms, both of which are filled with natural light. The master bedroom, offers stunning open views over the countryside towards Durham City, where Durham Cathedral visible in the distance—an enchanting feature that adds to the property's appeal. The family bathroom is fitted with a three piece suite comprising panelled bath with shower over, wash basin and WC.

Externally, the property overlooks a pleasant open green to the front, enhancing the sense of space. To the rear, an enclosed yard features a built-in storage shed or workshop, providing useful outdoor storage and a low-maintenance area for relaxation.

West View is situated within a traditional terrace row, offering a friendly village atmosphere. Local shops, amenities, and a primary school are conveniently located nearby, with additional facilities available in Sherburn Village, just a mile away. For those commuting, the property enjoys excellent access to the A1(M) motorway, ensuring easy travel both north and south. This home is a perfect blend of comfort, charm, and convenience









## GROUND FLOOR

### Entrance Hall

### Lounge

12'2 x 10'8 (3.71m x 3.25m)

### Dining Room

10'6 x 9'10 (3.20m x 3.00m)

### Kitchen

16'7 x 7'10 (5.05m x 2.39m)

### Utility

7'5 x 3'6 (2.26m x 1.07m)

## FIRST FLOOR

### Landing

### Bedroom 1

13'4" x 10'5" (4.08 x 3.18)

### Bedroom 2

11'6" x 6'4" (3.53 x 1.95)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – No

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

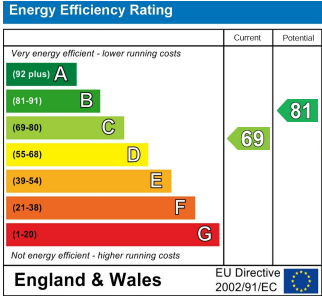
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





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.



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