

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 £149,950





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.

Sacriston 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.

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/7035-7427-8400-0965-7206>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

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FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: B
EPC Rating:

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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.