



Viola Crescent

Sacrison DH7 6QE

Offers In The Region Of £60,000





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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Viola Crescent

Sacrison DH7 6QE



- No chain involved
- EPC RATING - C
- Combi gas central heating

- In need of refurbishment
- Three bedrooms
- Lots of potential

- Generous plot
- Ground floor bathroom and WC
- Local amenities and good travel links

Available for sale with no chain involved, this spacious semi detached house with three bedrooms enjoys a generous plot with large rear garden. In need of modernisation, it offers lots of potential and early viewing is highly recommended to avoid disappointment.

The floor plan comprises of an entrance hall with ground floor bathroom/WC, living room and kitchen. To the first floor there are two generous double bedrooms, a further well proportioned single bedroom and additional WC. Externally there are good sized gardens, again offering lots of potential.

Viola Crescent is situated in the village of Sacrison which has a wide range of local amenities, along with good road and public transport links to Durham and Chester le Street.

GROUND FLOOR

Hall

Entered via composite door. Having a UPVC double glazed window to the front, stairs leading to the first, radiator and cupboard housing the combi gas central heating boiler.

Living Room

14'8" x 10'0" (4.48 x 3.07)

Spacious reception room with a UPVC double glazed window to the front, radiator and storage cupboard.

Kitchen

12'1" x 5'9" (3.70 x 1.77)

With base and wall units, contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a gas cooker point, radiator, UPVC double glazed window and external door to the rear garden.

Bathroom/WC

6'3" x 5'9" (1.92 x 1.77)

Comprising of a bath with electric shower over, pedestal wash basin, WC, tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

With access to the loft and UPVC double glazed opaque window to the side.

Bedroom One

15'9" x 10'0" (4.81 x 3.06)

Generous double bedroom with a UPVC double glazed window to the front, radiator and cupboard.

Bedroom Two

10'8" x 8'3" (3.27 x 2.53)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

7'6" x 7'6" (2.30 x 2.30)

Having a UPVC double glazed window to the rear and radiator.

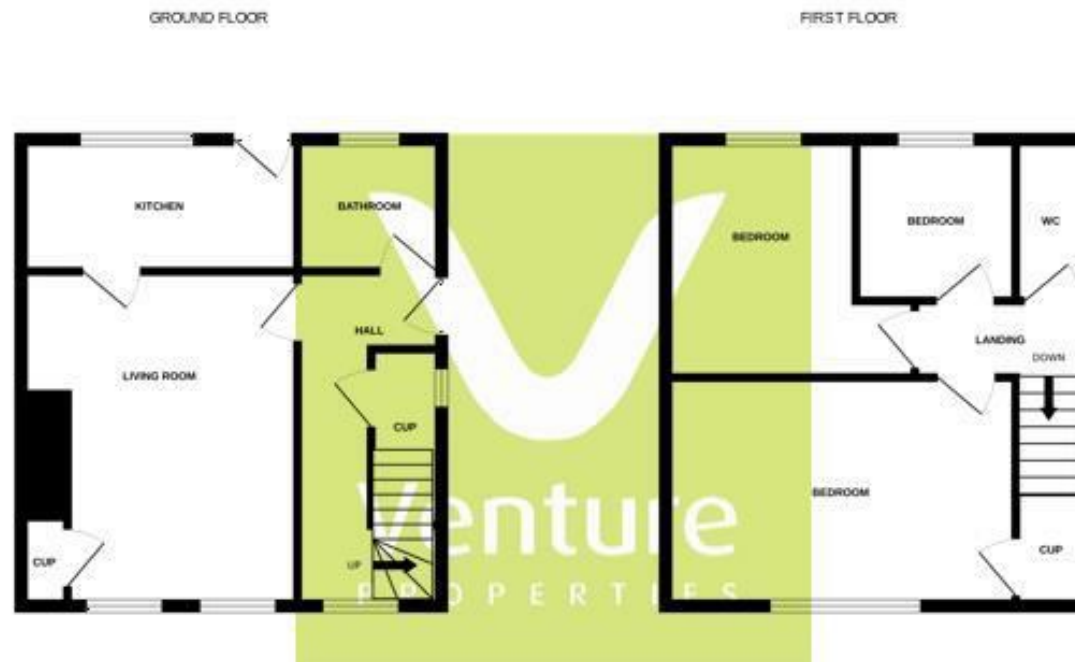
WC

7'5" x 2'7" (2.28 x 0.79)

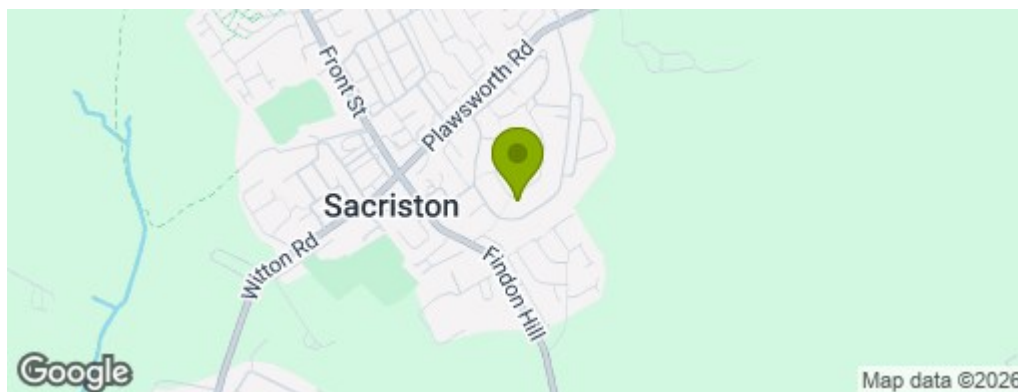
Comprising of a WC, hand wash basin and UPVC double glazed opaque window to the side.

EXTERNAL

The property occupies a generous corner plot with enclosed gardens.



While 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.
Made with floorplan 12/2026



Property Information

Tenure: Freehold

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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