



St. Cuthberts Drive

Sacrison DH7 6XE

Offers In The Region Of £169,950





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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St. Cuthberts Drive

Sacrison DH7 6XE



- Three double bedrooms
- EPC RATING - D
- Combi gas central heating

- Master bedroom with ensuite
- Modern kitchen and refitted bathroom
- Cul de sac location

- Large open plan living and dining room
- Rear garden and parking to the front
- Close to local amenities

Situated on a popular estate within Sacrison, Venture Properties have pleasure in offering for sale this well presented semi detached home with three double bedrooms.

The spacious living accommodation comprises of an entrance hallway, large open plan living and dining room which has a bay window and french doors opening to the rear garden and comprehensively fitted kitchen. To the first floor there are three well proportioned bedrooms, all sharing the family bathroom. The generous master bedroom also has an en-suite shower room. Externally the property has a double driveway, integral garage and enclosed rear garden.

St Cuthberts Drive is located within walking distance to a range of amenities including shops and schools. Sacrison has excellent access to both Durham City and Chester le Street, making it perfect for commuting.

GROUND FLOOR

Entrance Hall

Entered via composite door. With a radiator and internal door to the living room.

Open Plan Living and Dining Room

27'11" x 10'7" (8.51 x 3.23)

Spacious open plan reception room with a UPVC double glazed bay window to the front and UPVC double glazed french doors opening in to the rear garden. Further features include a feature fireplace housing an electric fire, laminate flooring and two radiators.

Kitchen

12'2" x 10'10" (3.71 x 3.32)

Fitted with a comprehensive range of base and wall units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, a fridge space and plumbing for both a washing machine and dishwasher. Further features include tiled splashbacks, laminate flooring, recessed spotlighting, radiator and a UPVC double glazed window and door to the rear garden.

Inner Hall

With return staircase to the first floor.

FIRST FLOOR

Landing

With a cupboard housing the combi gas central heating boiler.

Bedroom One

11'0" x 9'2" (3.37 x 2.80)

Double bedroom with a UPVC double glazed window to the rear, built in wardrobes and radiator.

Ensuite

5'2" x 4'11" (1.59 x 1.52)

Fitted with a white suite comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled floor and splash backs, a heated rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

Bedroom Two

9'1" x 9'7" ext to 12'0" (2.79 x 2.94 ext to 3.67)

Double bedroom with a UPVC double glazed window to the front, radiator and loft hatch.

Bedroom Three

9'11" x 8'3" (3.03 x 2.54)

Further double bedroom with a UPVC double glazed window to front and radiator.

Bathroom/WC

7'10" x 4'7" (2.41 x 1.40)

Refitted with a modern white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having fully tiled walls and flooring, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

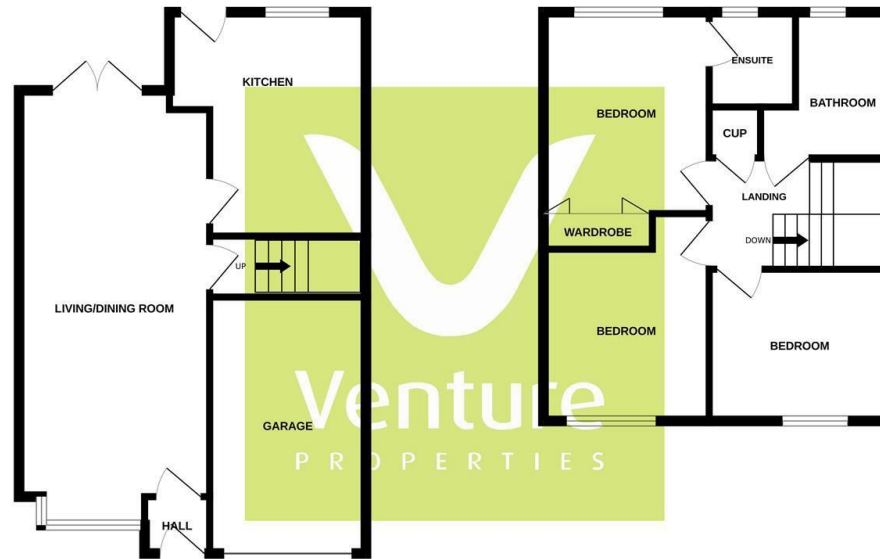
The property enjoys a cul de sac location with parking to the front and an enclosed garden to the rear with lawn, patio area, raised borders and side access.

Garage

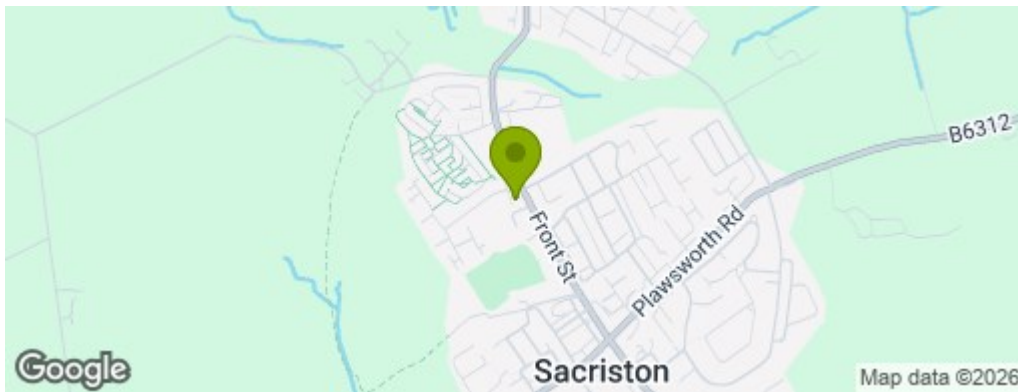
Integrated single garage with up and over door, power and lighting.

GROUND FLOOR

FIRST FLOOR



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: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/covrage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2331 (Maximum 2025)

Energy Performance Certificate Grade D

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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