



Westhills Close, Sacriston, DH7 6AY  
3 Bed - House - Semi-Detached  
£190,000

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## Westhills Close Sacriston, DH7 6AY

\* FANTASTIC REAR EXTENSION WITH BI-FOLD DOORS & VELUX WINDOWS \*  
INCREDIBLY SPACIOUS \* DECEPTIVE IN SIZE \* LARGE LOUNGE \* ADDITIONAL  
RECEPTION ROOM \* STUDY \* FABULOUS REFITTED BATHROOM \* OFF STREET PARKING  
\*

This deceptively spacious home has been significantly enhanced by way of a fantastic rear extension and now offers incredibly generous accommodation throughout. The property provides a flexible layout suited to a variety of buyers, with several reception areas and excellent living space which must be viewed internally to be fully appreciated.

The floorplan comprises of a kitchen, inner hallway, study, and a substantial additional reception room which could be utilised for a variety of purposes including a family room, playroom or formal dining room. To the rear is a superb large living room with bi-fold doors overlooking and opening onto the garden, creating a bright and impressive space ideal for both everyday living and entertaining.

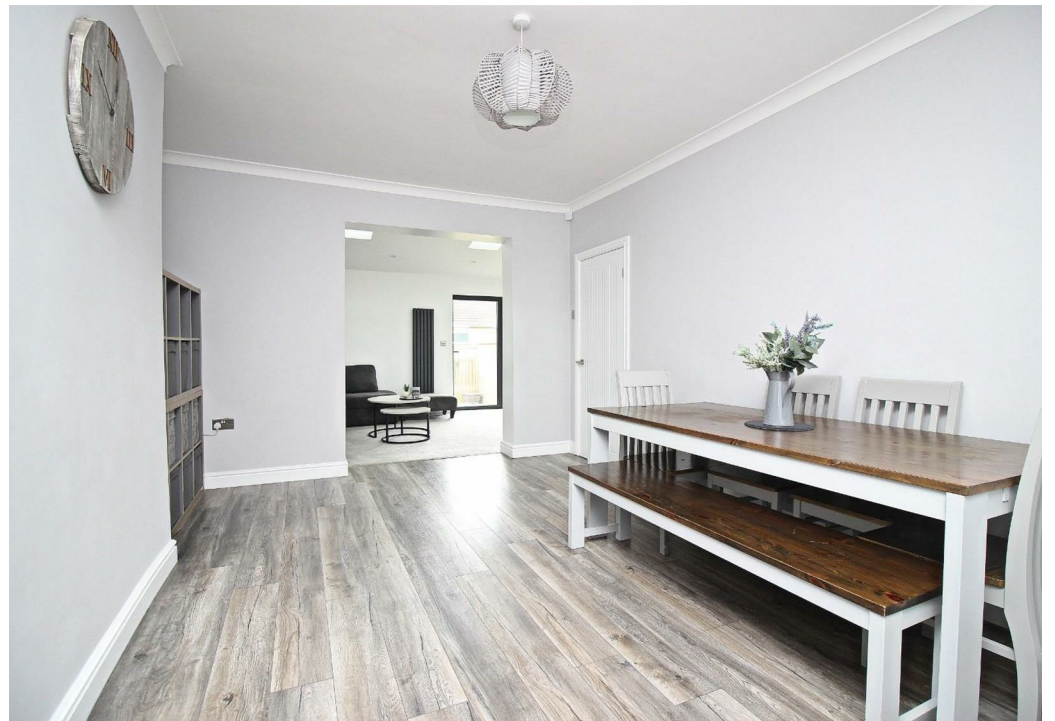
To the first floor there are three bedrooms and a stunning refitted bathroom fitted to an excellent standard.

Externally, the property benefits from off-street parking via a driveway to the front. To the rear there is an enclosed garden with patio area and additional space to the side.

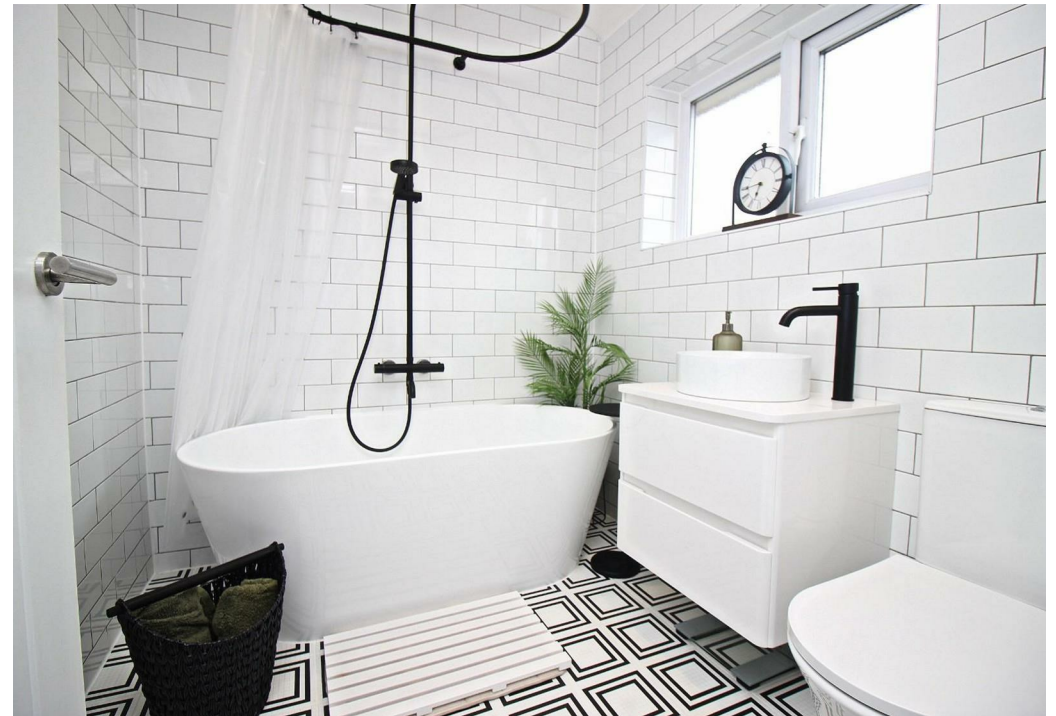
Westhills Close is situated within Sacriston, a well-established village offering a range of local shops, schools and everyday amenities. Durham City and Chester Le Street are only a short drive away and provide a wider selection of shopping, restaurants and leisure facilities.

The property is particularly well placed for commuters, benefiting from excellent road links via the A691 and nearby A1(M), providing straightforward access to Durham, Newcastle and surrounding areas. A particular feature of the location is its close proximity to Waldrige Fell Country Park, a popular area of heathland and woodland offering beautiful scenery, walking routes and outdoor recreation right on the doorstep.











## GROUND FLOOR

### Living Room

21'3" x 12'1" (6.5 x 3.7)

### Second Reception Area

16'4" x 11'9" (5 x 3.6)

### Inner Hallway

### Study

6'10" x 6'2" (2.1 x 1.9)

### Kitchen

13'1" x 9'2" (4 x 2.8)

## FIRST FLOOR

### Landing

### Bedroom

13'1" x 8'6" (4 x 2.6)

### Bedroom

9'10" x 9'10" (3 x 3)

### Bedroom

8'10" x 7'6" (2.7 x 2.3)

### Bathroom

6'10" x 6'2" (2.1 x 1.9)

## AGENT'S NOTES

Council Tax: Durham County Council, Band A

Tenure: Freehold

EPC TBC

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

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 – None known

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 – None known


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

Accessibility/Adaptations – extended

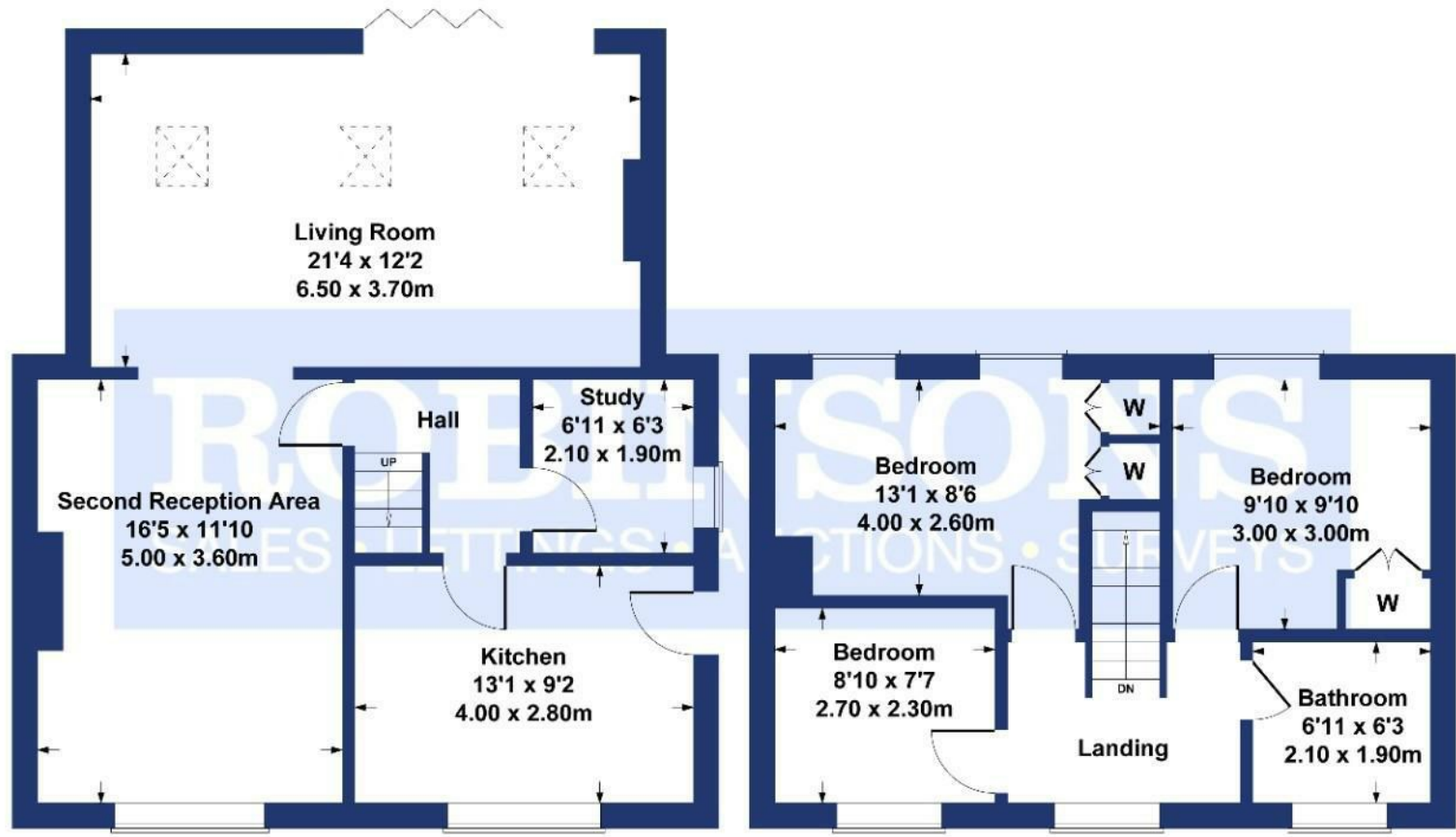
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**Approximate Gross Internal Area**  
 1109 sq ft - 103 sq m  
 (Excluding Garage)



**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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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