Kirkfields, Sherburn Hill, DH6 1PR
3 Bed - House - Semi-Detached
£160,000

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Kirkfields
Sherburn Hill, DH6 1PR

** Modern Town House ** Ideal Family or First Home ** Outskirts of Durham ** Good Access to Road Links ** Local Countryside Near by ** Pleasant Position & Plot ** Garage & Parking ** Gardens With Sunny Rear Aspect ** Double Glazing & GCH

The accommodation is thoughtfully arranged over three floors and briefly comprises an entrance hallway, cloakroom/WC and a well-appointed kitchen/diner, fitted with a range of modern units, incorporating selected integrated appliances and providing ample space for a dining table and chairs. The comfortable lounge is positioned to the rear, with French doors opening directly onto the rear garden patio.

To the first floor are two bedrooms, a useful study area and a family bathroom/WC. The second floor is dedicated to an impressive and spacious principal bedroom suite, complete with its own en-suite shower room/WC.

Externally, the property occupies a particularly pleasant and generous plot with gardens to both the front and rear. To the front is driveway parking, which leads to a single attached garage. The enclosed rear garden is predominantly laid to lawn with a raised decked patio seating area, and benefits a sunny aspect.

The Pastures is an attractive modern residential development situated on the outskirts of Durham, within the popular village of Sherburn Hill. The development enjoys a pleasant setting with easy access to the surrounding countryside, while remaining conveniently placed for a range of everyday amenities and excellent transport connections.

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LOCATION

The Pastures is an attractive modern residential development situated on the outskirts of Durham, within the popular village of Sherburn Hill. The development enjoys a pleasant setting with easy access to the surrounding countryside, while remaining conveniently placed for a range of everyday amenities and excellent transport connections.

Sherburn Hill itself offers a selection of local facilities, with a more comprehensive range of shops, schools and services available in nearby Sherburn Village. Durham City is also within easy reach, providing an extensive selection of shopping, leisure and recreational facilities, together with restaurants, bars, cultural attractions and the historic city centre.

The area is particularly well positioned for commuters, with convenient access to the A690, which provides links into Durham City and towards Sunderland. The A19 and A1(M) are also readily accessible, offering excellent road connections throughout the North East and beyond.

For those who enjoy the outdoors, the development is ideally placed for access to local countryside and surrounding rural areas, making The Pastures an appealing location for buyers looking to combine modern residential living with convenient access to Durham City, major transport routes and open countryside.

Agent Notes

Council Tax: Durham County Council, Band C - Approx. £2331p.a
Tenure: Freehold
Estate Management Charge – No

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

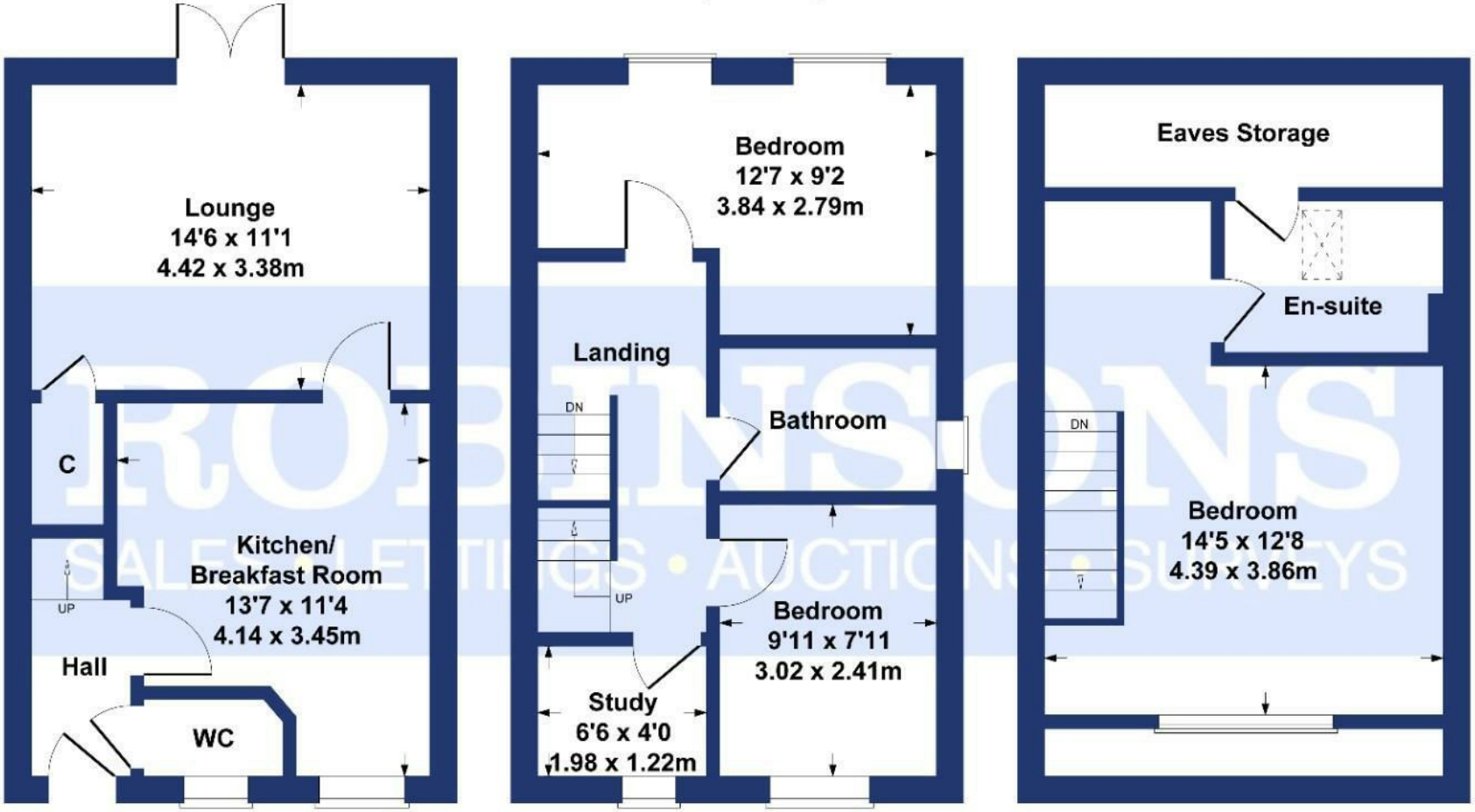
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
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.
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.

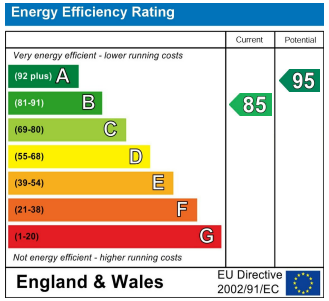
HMRC Compliance requires all selling agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property.
The company we are acting for in the sale of this property advises the cost for these checks via themselves will be £49.00 +VAT and so should an offer be accepted, this charge will payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.

Kirkfields

Approximate Gross Internal Area
1000 sq ft - 92 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND 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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