Manor Drive, Sacriston, DH7 6FJ
4 Bed - House - Detached
£249,950

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Manor Drive
Sacriston, DH7 6FJ

* BEAUTIFULLY PRESENTED AND MUCH IMPROVED * SUPERB DINING KITCHEN * PART CONVERTED GARAGE CREATING PLAYROOM * EN SUITE TO MAIN BEDROOM * GOOD SIZED REAR GARDEN * POPULAR MODERN DEVELOPMENT * A MUST VIEW * SEVERAL ITEMS CAN BE INCLUDED IN THE SALE *

Beautifully presented and much improved by the current owners is this impressive four bedroom family home, pleasantly positioned within the popular Manor Drive development in Sacriston. Offering spacious and versatile accommodation finished to an excellent standard, the property also has the option to include, at no additional cost, the media wall unit, selected furniture, summer house and light fittings.

The floorplan comprises an entrance hallway leading into a spacious lounge featuring a media wall and French doors opening into an excellent quality dining kitchen. This provides a superb space for modern family living and entertaining, with further French doors opening directly onto the rear garden. There is also a useful utility room, downstairs WC and a playroom created through the partial conversion of the garage. Please note the playroom does not have a window.

To the first floor there are four well-proportioned bedrooms, with the main bedroom benefitting from en suite facilities, together with a family bathroom.

Externally, a driveway to the front provides off-street parking and access to the remaining garage storage area. To the rear is a good sized enclosed garden with patio area, providing an excellent space for families and outdoor entertaining.

Manor Drive is situated within a popular modern development in Sacriston, conveniently placed for local shops, schools and everyday amenities. Durham City and Chester le Street are both within easy reach, while excellent road connections via the A691 and nearby A1(M) make the location particularly convenient for commuting throughout the region. The village is also surrounded by attractive countryside with a variety of nearby walking routes and open spaces.

GROUND FLOOR

Hallway

Living Room
15'8" x 11'1" (4.8 x 3.4)

Dining Kitchen
18'4" x 10'2" (5.6 x 3.1)

Playroom
11'9" x 8'2" (3.6 x 2.5)

Utility
7'2" x 5'2" (2.2 x 1.6)

Downstairs WC
5'2" x 2'11" (1.6 x 0.9)

FIRST FLOOR

Landing

Bedroom
11'1" x 10'5" (3.4 x 3.2)

En-Suite
6'6" x 6'2" (2 x 1.9)

Bedroom
12'1" x 9'2" (3.7 x 2.8)

Bedroom
9'6" x 9'2" (2.9 x 2.8)

Bedroom
9'10" x 7'2" (3 x 2.2)

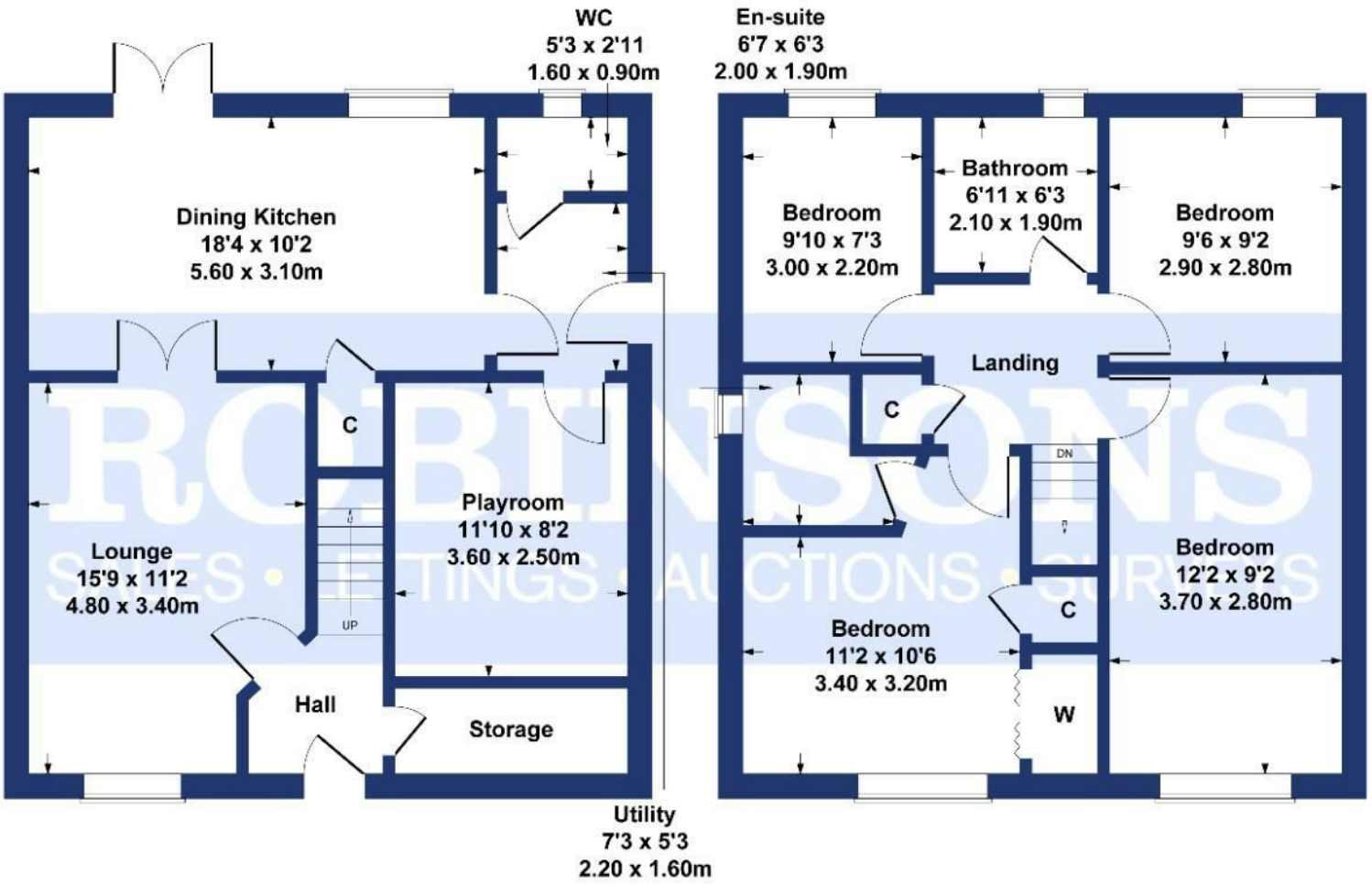
Bathroom
6'10" x 6'2" (2.1 x 1.9)

AGENT'S NOTES
Council Tax: Durham County Council, Band D
Tenure: Freehold
EPC

Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided 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 recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – part converted garage. No window. The seller has informed us they have warranties/guarantees from the builder.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Nb. The sellers of this property are related to an employee of Robinsons Estate Agents.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Manor Drive

Approximate Gross Internal Area
1270 sq ft - 118 sq m

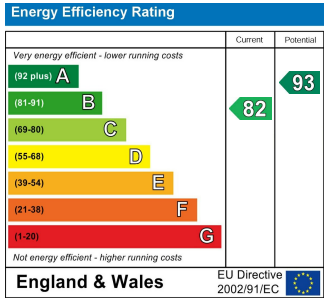


GROUND FLOOR **FIRST FLOOR**

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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