STUART EDWARDS









Front Street

Sherburn Village, Durham DH6 1HB

- COMMERCIAL UNIT WITH SEPARATE ACCESS
- NEWLY FITTED KITCHEN - BATHROOM SUITE - SEPARATE WC
- DISPLAY WINDOW TO COMMERCIAL PREMISES
- ENCLOSED REAR GARDEN CURRENTLY BEING LANDSCAPED
- SUITABLE FOR A VARIETY OF USES
- SPACIOUS THREE BEDROOM RESIDENTIAL ACCOMMODATION
- PROMINENT FRONT STREET POSITION
- DRIVEWAY PARKING FOR UP TO SIX VEHICLES
- EXCELLENT TRANSPORT LINKS TO DURHAM CITY, A1(M) AND A19
- AVAILABLE IMMEDIATELY

£1,500 Per Calendar Month

Council Tax Band: A
EPC Rating:

FULL DESCRIPTION
COMMERCIAL UNIT WITH RESIDENTIAL ACCOMMODATION AVAILABLE IMMEDIATELY.

An excellent opportunity to acquire a versatile mixed use property in the heart of Sherburn Village, offering a substantial commercial unit alongside spacious residential accommodation. Situated on the popular Front Street, the property enjoys a prominent position with excellent visibility and easy access to local amenities, transport links and surrounding residential areas.

The commercial premises benefit from their own independent access and provide a fantastic blank canvas for a variety of business ventures, allowing prospective occupiers to create a space tailored to their individual requirements. The accommodation comprises a front showroom or office space with large display window, two additional rear rooms and an inner hallway with side access door.

The residential accommodation is accessed separately via a UPVC entrance door leading into the hallway. To the ground floor is a spacious lounge and newly fitted modern kitchen with integrated oven and hob. Stairs lead to the first floor where there are three well proportioned bedrooms, including a principal bedroom with a range of fitted wardrobes, together with a newly fitted contemporary bathroom suite and separate WC.

Externally, the property benefits from a large driveway providing off road parking for up to six vehicles, a rare feature for a property of this type. To the rear is an enclosed garden, currently undergoing landscaping works, which will provide an attractive outdoor space for relaxation and entertaining.

Ideally positioned within walking distance of local shops, cafes, schools and everyday amenities, Sherburn Village also offers excellent transport links to Durham City, Sunderland, the A1(M) and A19, making it convenient for commuters and businesses alike. The surrounding area provides access to a variety of countryside walks, green spaces and recreational facilities, offering the perfect balance of village living and connectivity.

Further benefits include gas central heating and UPVC double glazing throughout.

Suitable for a variety of commercial and residential uses. Early internal inspection is highly recommended to fully appreciate the flexibility and potential this unique property has to offer.

COMMERCIAL SPACE
14'5" x 10'9"
Vinyl flooring, double radiator and spot lights.

BACK ROOM
9'8" x 6'2"
Vinyl flooring and spot lights.

BACK ROOM
3'3" x 9'7"
Vinyl flooring, double radiator and plumbing for toilet.

INNER HALLWAY
Vinyl flooring and side entrance door.

ACCOMMODATION

ENTRANCE HALLWAY
UPVC double glazed entrance door leading to the hallway with double radiator, coved ceiling and stairs to the first floor landing.

LOUNGE
20'5" x 11'11"
Two double radiators and coved ceiling.







1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.