Fyndoune

Sacriston DH7 6NT

£50,000

Venture
PROPERTIES

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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Fyndoune

Sacriston DH7 6NT

x 2 x 1 x 1

- No chain involved
- EPC RATING - D
- Close to village amenities
- In need of full refurbishment
- Two double bedrooms
- Good road and public transport links
- Ideal investment opportunity
- Spacious living room
- Rarely available opportunity

Available with no chain involved, this spacious bungalow is situated in a rarely available location, close to all local amenities within the village of Sacriston. The property is in need of full refurbishment and would suit buyers looking for an investment opportunity.

The floor plan comprises of an entrance porch, hall, living room, kitchen, two double bedrooms, shower room/WC and rear lobby. Externally there are gardens to the front and rear and a driveway for off street parking.

Entrance Porch

6'0" x 5'4" (1.85 x 1.65)
External doors to the front and rear and a door to the hall.

Hall

With radiator and access to the loft.

Living Room

16'6" x 10'9" (5.03 x 3.30)
Spacious reception room with UPVC double glazed window and two radiators.

Bedroom One

13'4" x 10'6" (4.08 x 3.22)
Generous double bedroom with a UPVC double glazed window, radiator and cupboard.

Bedroom Two

9'8" x 8'0" (2.96 x 2.45)
Double bedroom with a UPVC double glazed window and radiator.

Shower Room/WC

Comprising of an electric shower, pedestal wash basin, WC, radiator, UPVC double glazed opaque window and cupboard housing the combi gas central heating boiler.

Kitchen

9'8" x 8'1" (2.97 x 2.48)
Having a UPVC double glazed window, radiator and sink unit.

Utility

9'8" x 4'8" (2.97 x 1.44)
With a UPVC double glazed window to the side and radiator.

Rear Lobby

With an external door to the rear.

EXTERNAL

There is an open plan lawned garden to the front and a further garden to the rear with driveway for off street parking.

DISCLAIMER

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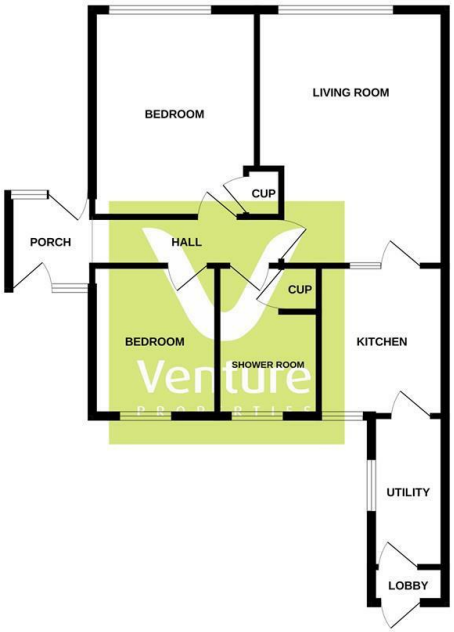
GROUND FLOOR



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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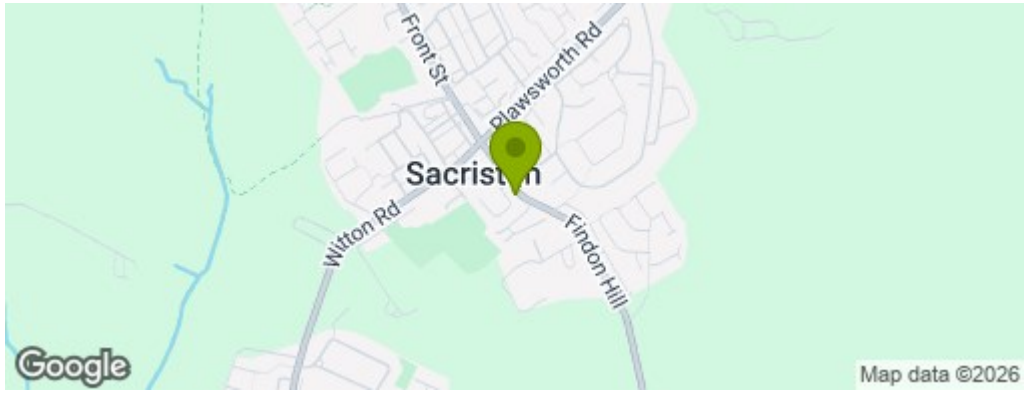

Property Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)
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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