



Browbank, Sacriston, DH7 6UP
3 Bed - House - Semi-Detached
O.I.R.O £165,000

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Browbank Sacriston, DH7 6UP

Semi Detached Family or First Home ** Lovely Position ** Popular Village Location ** Gardens & Parking ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan briefly comprises: entrance vestibule, wc, comfortable lounge, kitchen diner, conservatory which leads to the rear garden. The first floor has three bedrooms and shower room/wc. Outside the property occupies a lovely elevated position with views towards Penshaw Monument. The front garden has lawned and patio areas with driveway parking and access to the single garage, which has roller remote door. The rear garden enjoys a sunny aspect with patio area and lawned garden.

The property lies on the outskirts of Sacriston village, within a modern and traditionally sought after residential development. It is within easy access of schools, amenities, recreational facilities and public transport links. The property is also well located for commuters as there are excellent access to major motoring links which provide route to Durham city centre, Newcastle upon Tyne, Gateshead, Sunderland and Chester le Street.











Ground Floor

Entrance Vestibule

WC

Lounge

15'8 x 14'11 (4.78m x 4.55m)

Kitchen Diner

14'11 x 8'7 (4.55m x 2.62m)

Conservatory

10'0 x 9'8 (3.05m x 2.95m)

Garage

First Floor

Bedroom

14'0 x 8'7 (4.27m x 2.62m)

Bedroom

10'5 x 8'7 (3.18m x 2.62m)

Bedroom

10'4 x 7'8 (3.15m x 2.34m)

Shower Room/WC

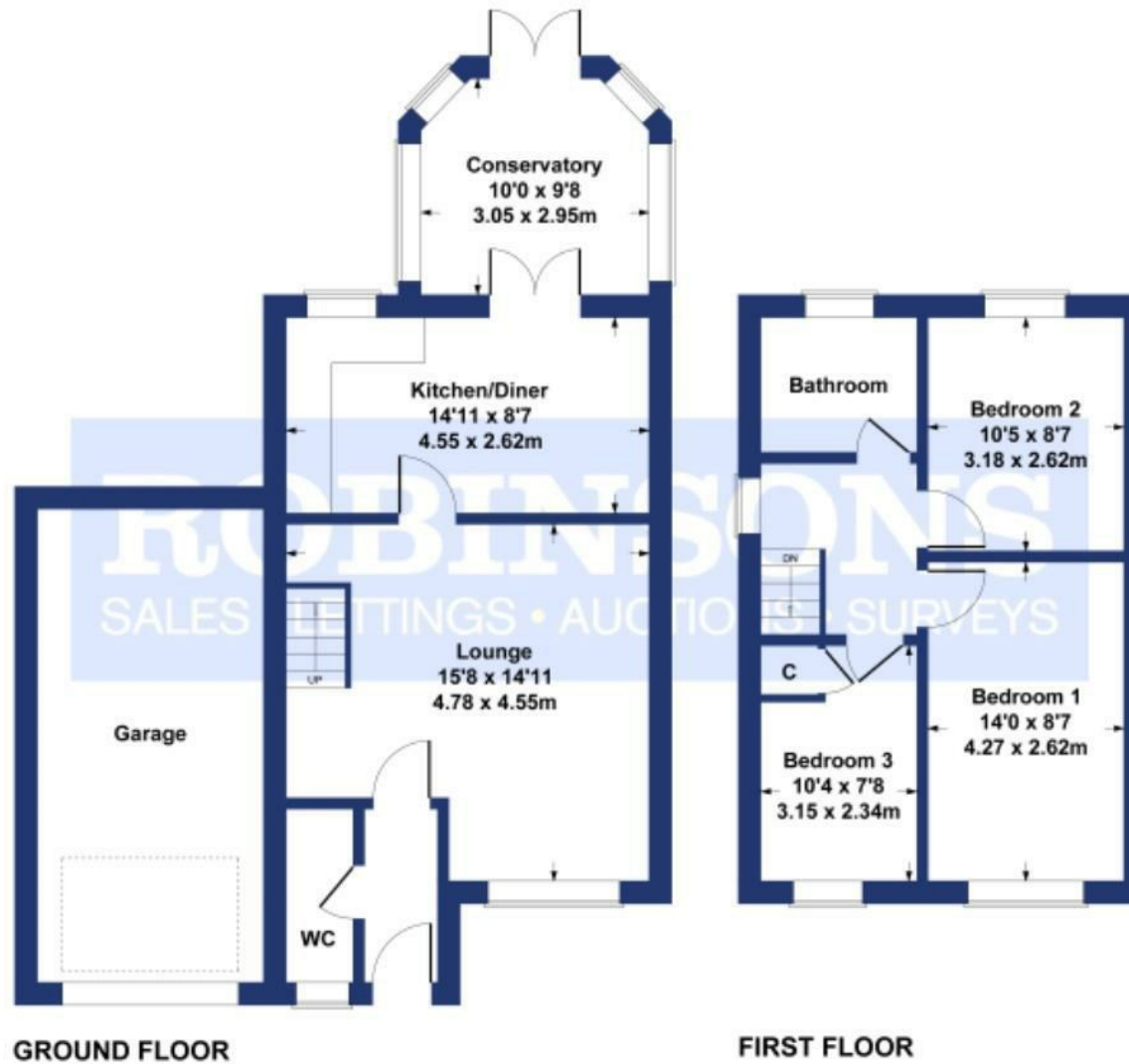
Tenure - Freehold

Council Tax Band B - Approx. £1663 PA



Browbank

Approximate Gross Internal Area
917 sq ft - 85 sq m



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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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