



Coniston Drive, Sacriston, DH7 6DF  
3 Bed - House  
£80,000

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# Coniston Drive Sacriston, DH7 6DF

\* EXCELLENT POSITION AND OUTLOOK \* THREE RECEPTION ROOMS \* TWO BATHROOMS \* OVERLOOKING GREENERY \* DETACHED GARAGE \* PRIVATE REAR GARDEN \*

The floor plan comprises: entrance porch, comfortable lounge, kitchen, separate dining room/study, downstairs shower room/wc, and a conservatory. The first floor has three bedrooms and family bathroom/wc. Outside there is a pleasant front outlook over the green, whilst the rear has an enclosed garden and single detached garage.

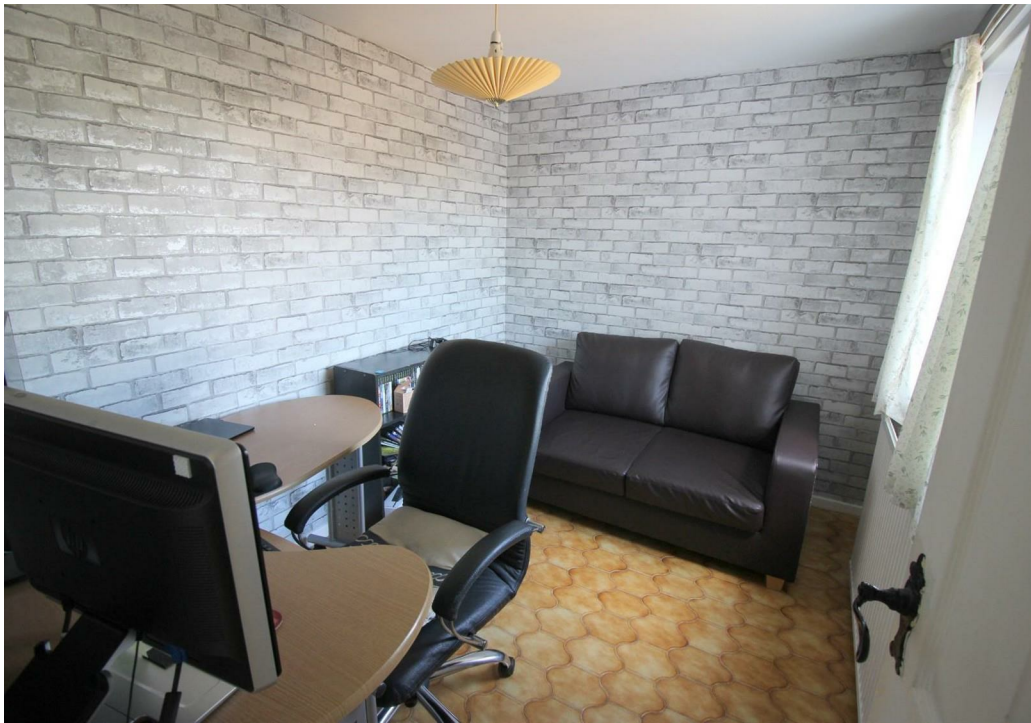
Coniston Drive is within walking distance to a range of local shops and amenities which are available within the village, with a more comprehensive range of shopping and recreational facilities and amenities available within nearby Chester-le-Street and Durham. Sacriston is well placed for commuting purposes as it lies a short drive from the A(167) Highway which provides good road links to other regional centres.

Council Tax Band A











## GROUND FLOOR

### Porch

### Lounge

17'4" x 13'9" (5.3 x 4.2)

### Kitchen

9'10" x 9'2" (3 x 2.8)

### Dining Room / Study

9'10" x 7'10" (3 x 2.4)

### Conservatory

13'9" x 9'6" (4.2 x 2.9)

### Shower Room / WC

## FIRST FLOOR

### Landing

### Bedroom

9'10" x 10'2" (3 x 3.1)

### Bedroom

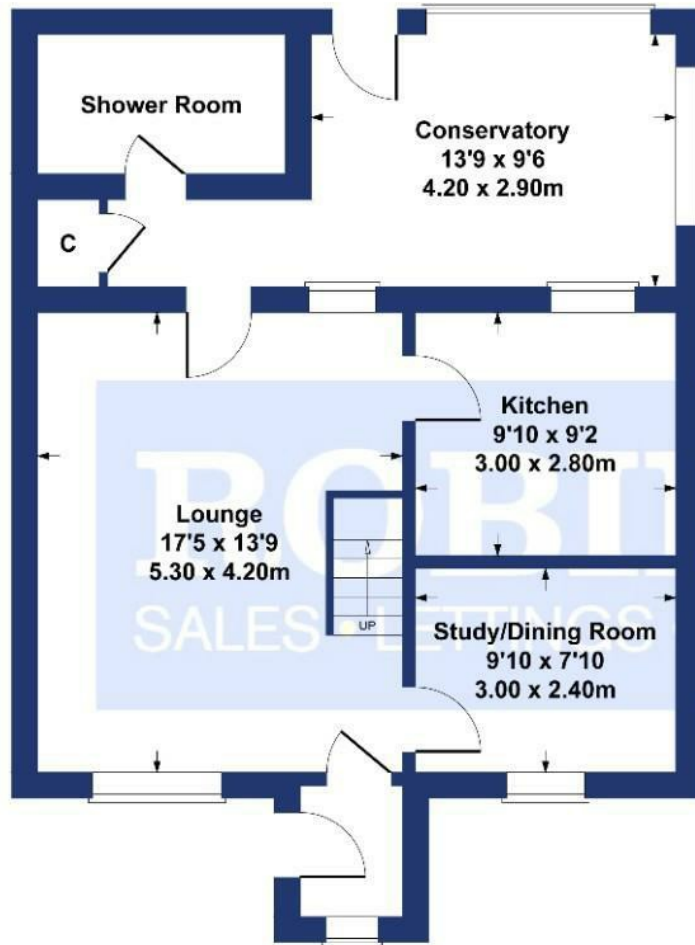
9'6" x 10'2" (2.9 x 3.1)

### Bedroom

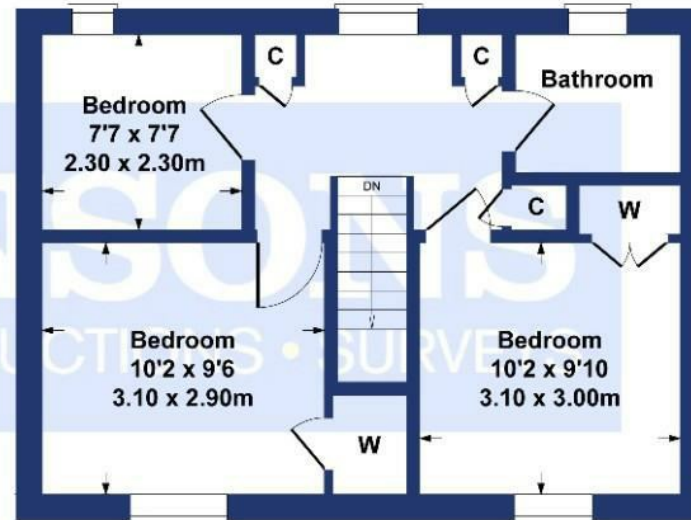


# Coniston Drive

Approximate Gross Internal Area  
1109 sq ft - 103 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. 2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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