



Morningside

Sacrison DH7 6JB

Offers In The Region Of £100,000





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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- No chain involved
- EPC RATING - C
- Easy access to Durham and Chester le Street

- Three bedrooms
- Solar panels
- Good public transport links

- Two receptions
- Close to village amenities
- Corner plot

Available with the benefit of no onward chain, Venture Properties are delighted to offer the opportunity to purchase this spacious semi detached house offering three well proportioned bedrooms and two reception rooms. The property is situated in a rarely available location within easy reach of village amenities and with good road and public transport links to both Durham and Chester le Street.

The floor plan comprises of an entrance hall, a large double aspect living room, a dining room, rear lobby and kitchen. To the first floor there are two generous double bedrooms, further well proportioned single bedroom and a bathroom/WC. Externally there are gardens to the front and rear.

Sensibly priced, early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor and doors to the living room and dining room.

Living Room

16'11" x 11'3" (5.16 x 3.45)

Spacious reception room with UPVC double glazed windows to the front and rear, a feature fireplace housing an electric fire, laminate flooring and radiator.

Dining Room

10'8" x 9'6" (3.27 x 2.92)

Having a UPVC double glazed window to the front, laminate flooring and radiator.

Lobby

With a UPVC double glazed door to the rear garden, understairs cupboard and laminate flooring.

Kitchen

10'8" x 6'11" (3.27 x 2.13)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, a fridge/freezer space, plumbing for a washing machine, laminate flooring and a UPVC double glazed window to the rear.

FIRST FLOOR

Landing

With a UPVC double glazed window to the rear, radiator and access to the loft which has retractable ladders and is boarded for storage.

Bedroom One

11'1" x 10'8" (3.39 x 3.27)

Double bedroom with a UPVC double glazed window to the front, laminate flooring, radiator and storage cupboard housing the combi gas central heating boiler.

Bedroom Two

11'4" x 8'8" (3.46 x 2.66)

Double bedroom with a UPVC double glazed window to the front, laminate flooring, storage cupboard and radiator.

Bedroom Three

8'8" x 7'11" (2.66 x 2.42)

Further well proportioned bedroom with a UPVC double glazed window to the rear, laminate flooring and radiator.

Bathroom/WC

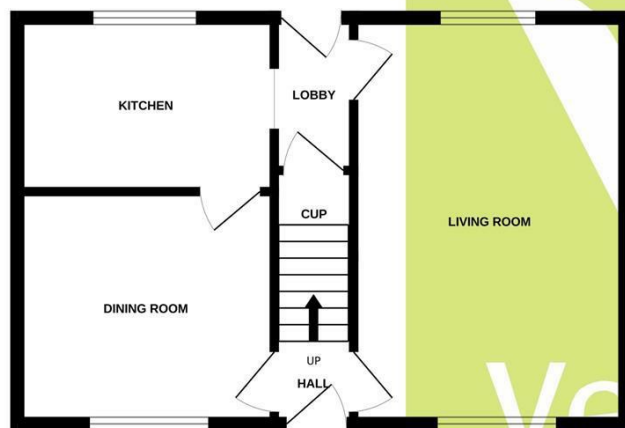
8'1" x 5'6" (2.48 x 1.68)

Comprising of a panelled bath with eshower over, a pedestal wash basin, WC, a heated towel rail, extractor fan, laminate flooring and UPVC double glazed opaque window to the rear.

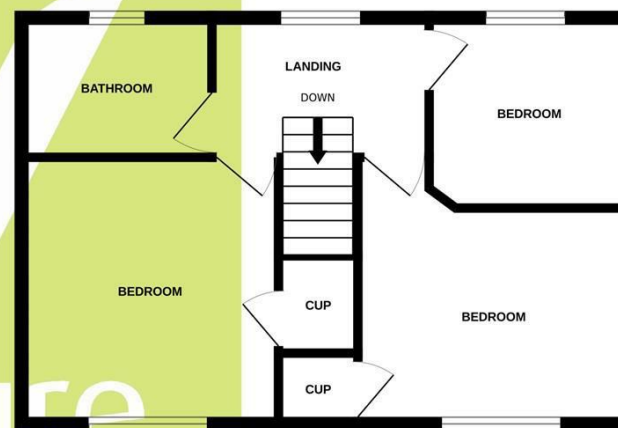
EXTERNAL

To the rear is an enclosed, low maintenance garden with side access gate.

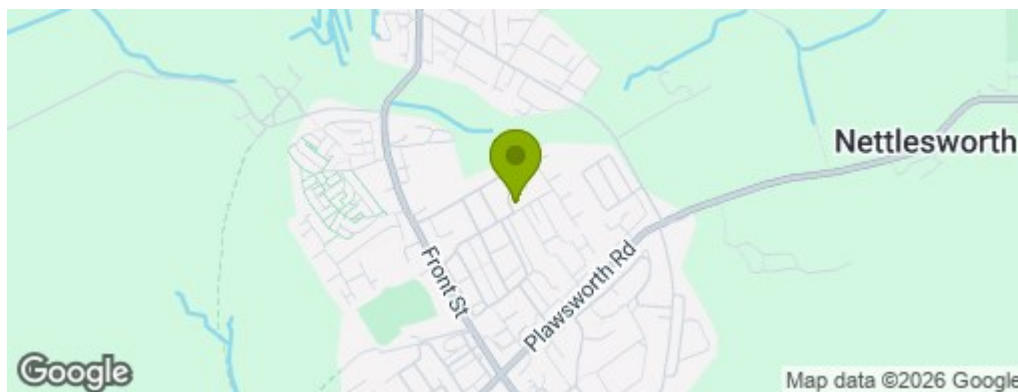
GROUND FLOOR



FIRST 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

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