



Beechwood Close

Sacriston DH7 6QL

£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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Beechwood Close

Sacrison DH7 6QL



- Ideal starter home or Buy to let investment
- EPC RATING C
- Off street parking

- Two double bedrooms
- Modern finish
- Enclosed lawned garden

- No chain involved
- Excellent for access to Durham and Chester le Street
- Cul de sac location

Available for sale with no chain involved, viewing is essential to fully appreciate this modern end link house with two double bedrooms in a cul de sac location of similar homes. The property is sure to appeal to First Time Buyers and Buy To Let investors, with potential rental income of between £650 - £700 PCM.

The practical floor plan comprises of an entrance hall with storage and ground floor WC, modern fitted kitchen with appliances and spacious living room with french doors opening in to the rear garden and feature fireplace. To the first floor there are two well proportioned double bedrooms and bathroom fitted with a modern white suite. Externally there is a double length driveway to the front and a fence enclosed, easy maintenance garden to the rear.

Sacrison offers a wide range of local amenities and facilities including both primary and secondary schools and a host of shops. It is located within easy reach of Durham City centre and the A167, giving easy access across the region.

GROUND FLOOR

Entrance Hall

Having a tiled floor and storage cupboard.

Cloakroom/WC

With pedestal wash basin, low level WC, radiator and UPVC double glazed window to the front.

Kitchen

8'1" x 6'5" (2.47 x 1.97)

Fitted with a range of modern base and wall units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in stainless steel oven, gas hob with stainless steel extractor over, fridge/freezer space, plumbing for a washing machine and dishwasher. Also having a UPVC double glazed window to the front, kickspace heater and unit housed gas central heating boiler.

Living Room

14'10" x 12'11" (4.54 x 3.95)

Spacious reception room with UPVC double glazed French doors opening in to the rear garden, modern feature fireplace housing an electric fire, two radiators, TV aerial point and open plan staircase leading to the first floor.

FIRST FLOOR

Landing

With loft hatch having retractable ladder access.

Bedroom One

12'10" x 8'0" (3.93 x 2.46)

Double bedroom with two UPVC double glazed windows to the front and radiator.

Bedroom Two

12'10" x 8'2" (3.93 x 2.50)

Double bedroom with a UPVC double glazed window to the rear, radiator and airing cupboard.

Bathroom/WC

6'4" x 6'4" (1.95 x 1.95)

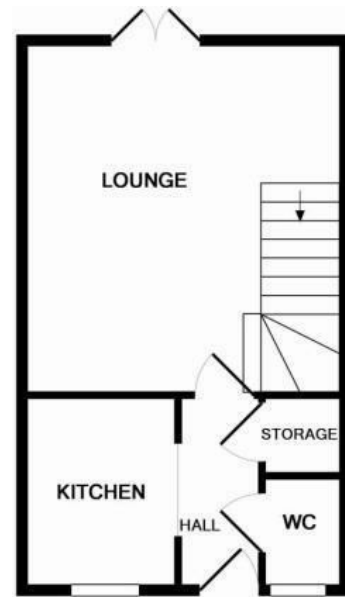
Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, WC and wash basin inset to a vanity unit. Having tiled splashbacks, radiator, shaver point and UPVC double glazed opaque window to the side.

EXTERNAL

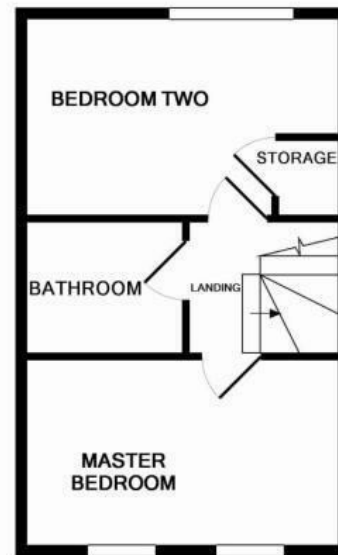
To the front of the property is a driveway for off street parking for two vehicles and access to the side. To the rear is a fence enclosed, lawned garden with paved patio area.

AGENT NOTES

Please note that the photos used for marketing were taken before the commencement of a tenancy which is still in place and does not necessarily reflect its current condition and decor, although all fixtures remain the same.

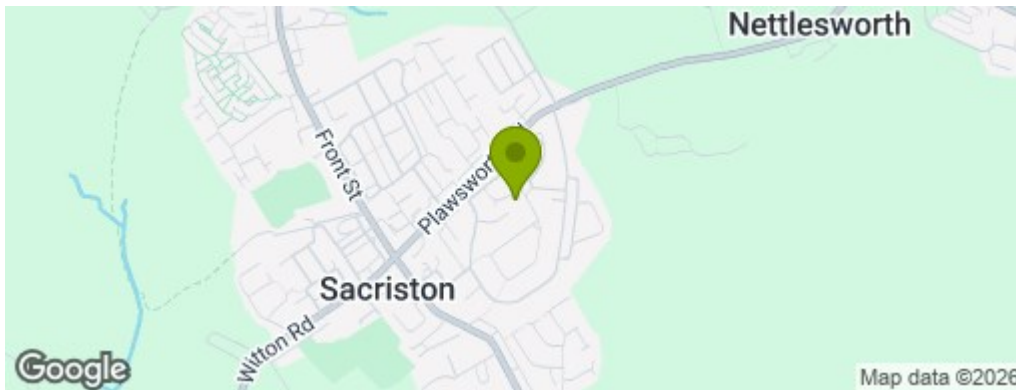


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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