



### 3 bed terraced house to buy in

Findon Hill, Sacriston, Durham, Durham,  
DH7 6LS

**£187,500** Offers Over

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ New Kitchen
- ✓ Built in Bar
- ✓ Close to Local Amenities
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

This beautifully modernised three-bedroom terraced home is ideally situated on the highly sought-after Findon Hill in Sacriston, offering spacious and versatile living throughout.

Upon arrival, the property boasts a charming low-maintenance gated front garden, finished with high-quality Astro turf, creating an attractive and welcoming first impression. Internally, the home opens into a generous entrance hall, leading to a spacious and well-presented living room, alongside an additional reception room which offers flexibility for use as a dining room, home office, or second lounge.

The property further benefits from a newly fitted modern kitchen, thoughtfully designed with contemporary finishes and ample storage, making it perfect for everyday living and entertaining.

To the first floor, there are three well-proportioned double bedrooms, all offering comfortable accommodation, along with a stylish four-piece family bathroom suite.

Externally, the rear of the property truly stands out, featuring a fantastic converted bar complete with electricity and a WC, providing the perfect space for entertaining guests all year round. In addition, there is a large rear yard offering plenty of room for outdoor seating and social gatherings.

This exceptional home combines modern living with generous space, making it an ideal purchase for families and professionals alike.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £187,500

Property Type: Terraced House

Parking: On Street

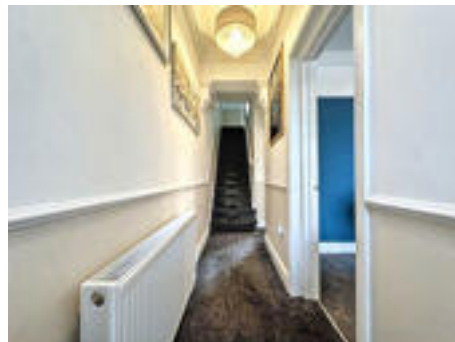
Heating: Gas

## External Front



## Entrance Hall

4.616m x 0.973m (15'1" x 3'2")



## Living Room

4.411m x 4.185m (14'5" x 13'8")



## Reception Room

4.649m x 4.17m (15'3" x 13'8")



## Kitchen

4.195m x 2.172m (13'9" x 7'1")



## First Floor Landing

5.608m x 1.798m (18'4" x 5'10")



## Bedroom 1

4.271m x 3.668m (14'0" x 12'0")



## Bedroom 2

4.329m x 3.098m (14'2" x 10'1")



## Bedroom 3

3.16m x 2.34m (10'4" x 7'8")



## Bathroom

4.172m x 2.15m (13'8" x 7'0")



## Bar

4.11m x 2.642m (13'5" x 8'8")



## WC

1.492m x 1.209m (4'10" x 3'11")



## Exterior Yard





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Findon Hill, Sacriston, Durham, Durham, DH7 6LS

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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