



1 bed lower flat to buy in DH7

West View, Sacriston, Durham, Durham,
DH7 6JN

£45,000 Starting Bid

🏠 x1 🚗 x1 🚻 x1

Tenure

Freehold

On Street parking

Property features

- ✓ For sale BY AUCTION
- ✓ One bedroom ground floor flat
- ✓ Potential Rent of £550 PCM
- ✓ Ideal for First Time Buyers
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Pattinson Estate Agents are pleased to offer for sale VIA AUCTION this one bedroom ground floor flat situated on West View, Sacriston, County Durham. Occupying a convenient position within an established residential area, the property is likely to appeal to a range of purchasers including first-time buyers, downsizers and investors. The property could achieve around £550 per month rent.

The accommodation briefly comprises an entrance hallway, living room, double bedroom with fitted sliding door wardrobes and a walk-in bay window, kitchen, rear lobby and a re-fitted shower room. The living room also benefits from access to a useful lower ground floor cellar providing additional storage space.

Externally, the property features a courtyard-style garden to the front and an enclosed yard to the rear. Further benefits include full uPVC double glazing and gas fired central heating.

West View forms part of an established residential area within Sacriston, offering access to a range of local amenities, schools and recreational facilities. The location benefits from good transport and road links, providing access to Durham City and surrounding towns and villages, together with routes further north and south via the region's major road networks.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

Accessed via the front elevation, providing access to the principal accommodation.



Living Room

4.61m x 4.26m (15'1" x 13'11")

Comfortable reception room positioned to the rear of the property. Features a useful storage cupboard and access to the lower ground floor cellar.



Bedroom

4.31m x 3.19m (14'1" x 10'5")

Double bedroom situated to the front elevation with a walk-in bay window. Fitted sliding door wardrobes provide built-in storage.



Kitchen

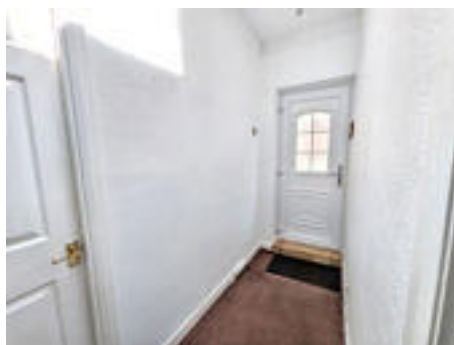
2.85m x 2.85m (9'4" x 9'4")

Fitted kitchen offering space for essential appliances and access through to the rear lobby.



Rear Lobby

Providing access between the kitchen, shower room and rear yard. Skylight.



Shower Room

2.85m x 1.63m (9'4" x 5'4")

Re-fitted suite comprising a shower enclosure, wash hand basin and WC.



Lower Ground Floor Cellar

Accessed from the living room and offering useful additional storage accommodation.

External

To the front:

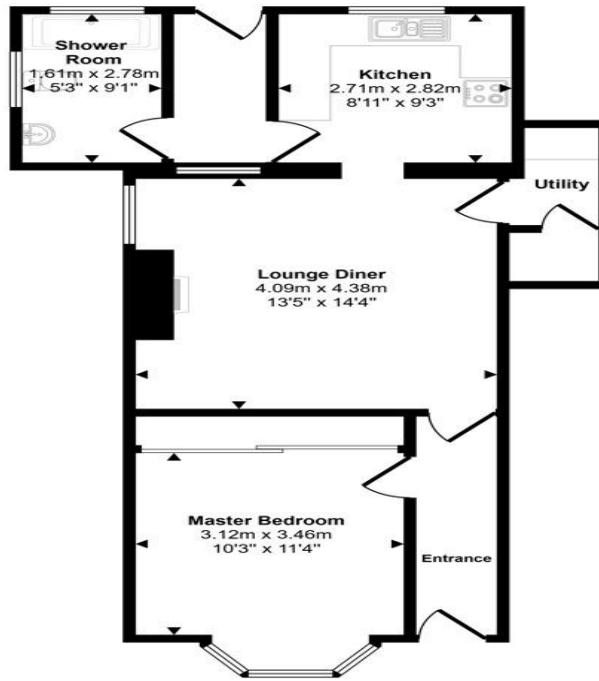
Small courtyard-style garden set behind the front boundary.

To the rear:

Enclosed yard providing an outdoor seating and storage area with gated access.



Approx Gross Internal Area
58 sq m / 622 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

West View, Sacriston, Durham, Durham, DH7 6JN

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

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