

Iveson Terrace

, Sacriston DH7 6NN

- MID TERRACED HOUSE
- 2 BEDROOMS
- NO ONWARD CHAIN
- LOUNGE & KITCHEN
- WET ROOM & SEPARATE WC
- REAR YARD
- GAS CH VIA A COMBI BOILER
- UPVC DOUBLE GLAZING THROUGHOUT

Offers In The Region Of £64,950

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION
Mid terraced house, in need of some cosmetic refurbishment. An ideal investment opportunity or affordably priced first time buyer home.
Internally the property comprises, lounge, kitchen, rear entrance lobby, separate WC and wet room Stairs from the hallway lead to the first floor landing and 2 bedrooms.
Externally there is on street parking to the front of the property and enclosed yard to the rear.
Benefiting from gas central heating, UPVC double glazing and it is worth noting the current owner is due to replace the roof on the rear extension.
Sacriston has its own local primary school, shops including Tesco Local, & pubs. In addition to the comprehensive public transport network which passes through the village, nearby road links, including A1M & A167, link Sacriston to nearby Durham, Newcastle & Gateshead within around 15 minutes, making this village a popular location for professionals commuting throughout the region.
Available with no onward chain.
Internal inspection is essential.

ENTRANCE HALLWAY
With radiator and stairs to the first floor landing.

LOUNGE
13'10 x 11'2
Double radiator.

KITCHEN
11'5 x 8'10
Range of wall and floor units with laminate worktops and inset sink unit. Double radiator, built-in storage cupboard and ceramic tiled flooring.

REAR ENTRANCE LOBBY
Radiator and rear entrance door.

CLOAKROOM/WC
Low level wc and wash hand basin.

WET ROOM
Fully tiled, electric shower and radiator.

FIRST FLOOR LANDING

BEDROOM 1
14'9 x 11'8
Radiator and built-in cupboard.

BEDROOM 2
8'9 x 7'3
Radiator.

REAR YARD

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/2408-0065-7258-3085-4980

FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.