

Iveson Terrace

, Sacriston DH7 6NN

- END TERRACED HOUSE
- 2 BEDROOMS
- LOUNGE & KITCHEN
- REAR YARD
- UPVC DOUBLE GLAZING
- IN NEED OF COSMETIC REFURBISHMENT
- NO ONWARD CHAIN
- BATHROOM WITH ELECTRIC SHOWER
- GAS CH WITH RADIATORS TO ALL ROOMS

Offers In The Region Of £69,950

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION
End terraced house, in need of some cosmetic refurbishment. An ideal investment opportunity or affordably priced first time buyer home.
Internally the property comprises, small entrance hallway, lounge, kitchen and bathroom with electric shower. 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
UPVC entrance door leading to small hallway with double radiator and stairs to the first floor landing.

LOUNGE
19'2 x 12'1
Radiator and under stair storage cupboard.

KITCHEN
9;5 x 8;9
Range of wall and floor units with laminate worktops and inset sink unit. Radiator, wall mounted central heating boiler and UPVC rear entrance door.

BATHROOM
White suite comprising, low level wc, wash hand basin, panel bath with electric shower over and radiator.

FIRST FLOOR LANDING

BEDROOM 1
14'9 x 11'8
Radiator.

BEDROOM 2
9'0 x 7'0
Radiator.

REAR YARD

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

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8518-7522-4569-2349-6926

IMPORTANT INFORMATION.
Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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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.