



## 2 bed terraced house to buy in

Low Graham Street, Sacriston, Durham,  
Durham, DH7 6NL

# £80,000

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ Front and Rear Garden
- ✓ No chain
- ✓ Two Bedrooms
- ✓ Neutral Décor
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Description

We are delighted to present to the market this attractive two-bedroom terraced home, situated in the charming village of Sacriston, Durham. Offering two well-proportioned bedrooms and a spacious reception room, the property benefits from a thoughtfully designed layout, making it an ideal purchase for first-time buyers, couples, small families, or landlords.

Internally, the property features a generously sized reception room that can be arranged to suit individual living needs. This inviting lounge boasts a bright open layout with light wood flooring, enhancing the sense of space and flow. Tasteful décor and soft neutral tones create a warm and welcoming atmosphere. The room is further enhanced by a ceiling fan with integrated lighting and a large rear-facing window that allows natural light to flood the space while offering views over the rear garden.

The charming kitchen-diner forms the heart of the home, combining practicality with character. It comprises a well-appointed fitted kitchen with ample wall and base units, generous worktop space, and room for essential appliances. The layout has been designed to maximise storage and functionality, while neutral cabinetry keeps the room light and versatile. A dedicated dining area comfortably accommodates a table and chairs, providing an ideal setting for family meals. Natural light is provided via a front-facing window.

To the first floor, the property offers two well-sized bedrooms, both benefiting from built-in wardrobes finished in a neutral white and complemented by light grey carpeting throughout.

The home is served by a functional and well-presented family bathroom, featuring a full-size panelled bath with overhead shower, pedestal wash basin, and low-level WC. Stylish wall tiling enhances the light and airy feel, while tasteful decorative details add warmth and character. A frosted window allows natural light while maintaining privacy, and practical storage solutions help keep the space organised.

Externally, the property enjoys the benefit of a front and rear garden that are both ideally designed as low maintenance, offering excellent outdoor space for relaxation, gardening, or entertaining.

Additionally, there is a garage/shed available to rent from the council at £70 per annum, offering convenient storage solutions.

The property is ideally located in the semi-rural village of Sacriston, less than one mile from the Plawsworth junction of the A167, providing easy access south to Durham City (approximately 3 miles) and Arnison Retail Park (approximately 2 miles). Well-regarded local schools including St Bede's Catholic Primary School and Sacriston Academy are located within the village, along with a range of everyday amenities. Rail links are available at Chester-le-Street and Durham City, providing convenient travel further afield.

Early viewing is highly recommended. Contact Pattinson Durham to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £80,000

Property Type: Terraced House

Parking: On Street

Heating: Air Source Heat Pump

## External



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## Kitchen/ Dining Room

4.93m x 2.45m (16'2" x 8'0")

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## Living Room

4.49m x 4.26m (14'8" x 13'11")

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## Bedroom 1

3.77m x 4.10m (12'4" x 13'5")

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## Bedroom 2

2.85m x 2.57m (9'4" x 8'5")

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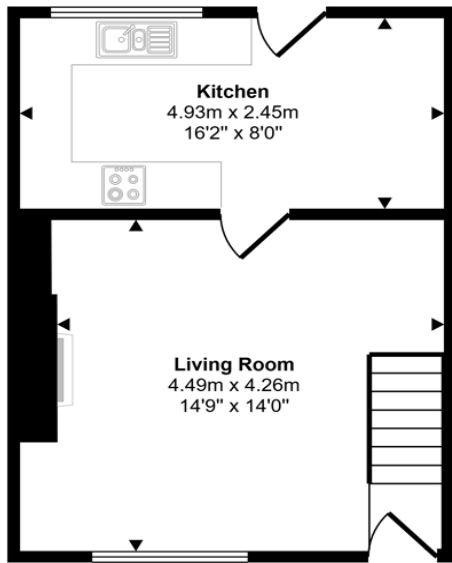
## Bathroom

1.88m x 1.62m (6'2" x 5'3")

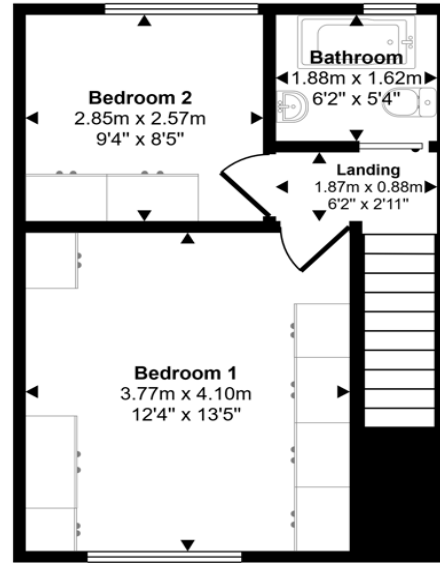
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## Garden

Approx Gross Internal Area  
67 sq m / 720 sq ft



Ground Floor  
Approx 34 sq m / 363 sq ft



First Floor  
Approx 33 sq m / 357 sq ft

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>	66		
(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	

Low Graham Street, Sacriston, Durham, Durham, DH7 6NL

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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