

**Temperley Way, Sacriston, DH7 6FH**
**3 Bed - House - Detached**
**£249,950**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

# Temperley Way
# Sacriston, DH7 6FH

* RARELY AVAILABLE DESIGN * FANTASTIC PLOT * DOUBLE DRIVEWAY AND DOUBLE GARAGE * SPACIOUS ROOMS * THREE GOOD SIZED BEDROOMS * EXCELLENT MAIN BEDROOM WITH EN SUITE * GARDENS TO FRONT AND SIDE * PLEASANT OUTLOOK *

Offered for sale is this rarely available and well-presented home, occupying a fantastic plot with gardens to both the front and side and enjoying a pleasant outlook. The property offers generous, well-balanced accommodation with dual aspect windows allowing for excellent natural light throughout, and is ready to move straight into.

The floorplan comprises an entrance hallway, a spacious full-length lounge and a superb full-length dining kitchen, creating an ideal space for both everyday living and entertaining. There is also a useful utility room and downstairs WC.

To the first floor there are three good sized bedrooms, with the main bedroom being of exceptional size and benefitting from its own en suite facilities. Completing the first floor is an attractive family bathroom.

Externally, the property benefits from a double driveway providing ample off-street parking and access to a substantial double garage, offering excellent space for vehicles and additional storage. The gardens are a particular feature of the property, extending to both the front and side, providing generous outside space and complementing its attractive position and pleasant outlook.

Temperley Way is located in Sacriston, a well-established village offering a range of local shops, schools and everyday amenities. The area provides good access to Durham City, which offers a wider selection of retail, leisure and cultural facilities, and benefits from excellent transport links via the A691 and A1(M), making it particularly convenient for commuters. There are also nearby countryside walks and green spaces, including Waldridge Fell, adding to the overall appeal of this popular and convenient residential location.
















LIFE AND










ROBINS
LOVED ONES ARE NEAR
Every LOVE story is beautiful, but ours is my favourite





**Hallway**

**Lounge**

**Dining Kitchen**

**Utility Room**

**W.C**

**FIRST FLOOR**

**Bedroom**

**Bedroom**

**Bedroom**

**Bathroom**

**EXTERNAL**

Externally, the property benefits from a double driveway providing ample off-street parking and access to a substantial double garage, offering excellent space for vehicles and additional storage. The gardens are a particular feature of the property, extending to both the front and side, providing generous outside space and complementing its attractive position and pleasant outlook.

**AGENT'S NOTES**

Council Tax: Durham County Council, Band C
Tenure: Freehold
EPC B

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – You should instruct your solicitor to do a search of local planning applications in the area.
Accessibility/Adaptations – no
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

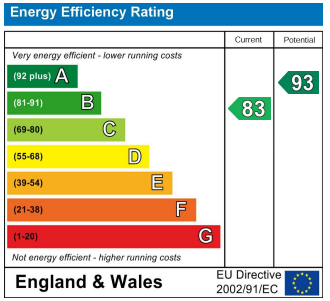
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





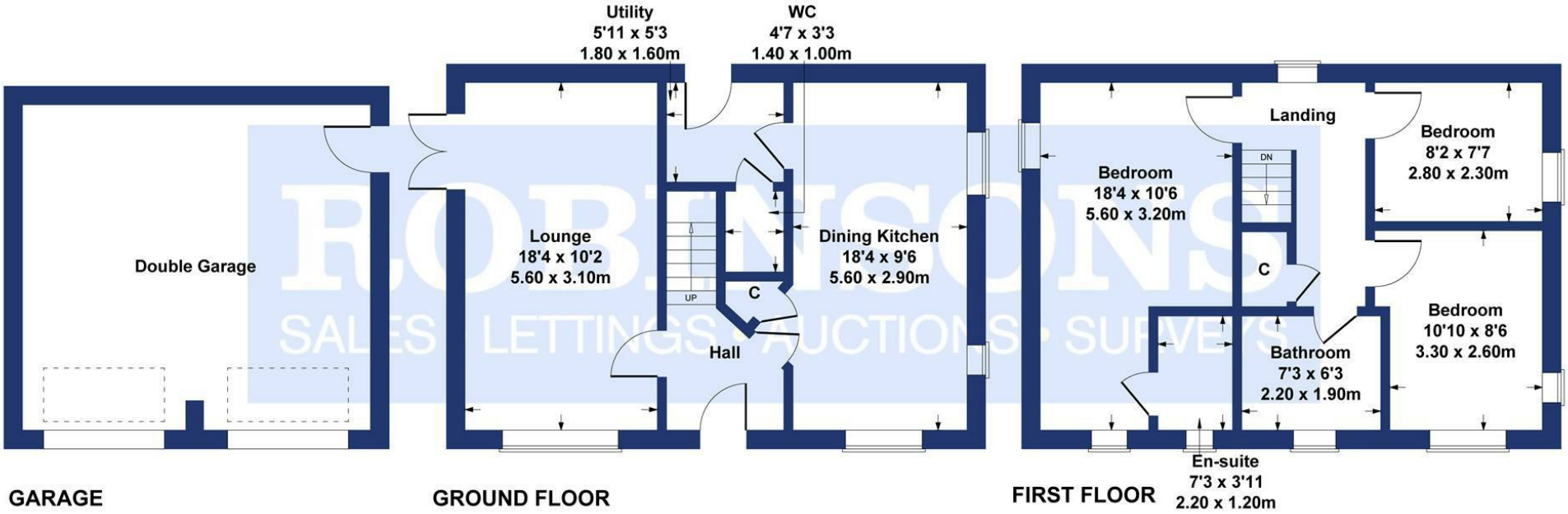







# Temperley Way

**Approximate Gross Internal Area**
**980 sq ft - 91 sq m**
**( Excluding Garage )**




**GARAGE** **GROUND FLOOR** **FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons