

**High Graham Street, Sacriston**

£83,000



**Features**

- Highly sought after village location
- Garage
- Two reception rooms
- New roof

**Full Description**

**Living room** 4.32m x 3.92m

A really well proportioned living room with feature fireplace which is the focal point of the room. A large window allows daylight to flood into the room, further accentuating the feeling of space. The room has been tastefully decorated, and can be moved straight into. The room is reflective of the rest of the home, in that it is bright with a wonderfully pleasant atmosphere.

**Dining Room** 2.35m x 5.17m

A lovely aspect to the home, the dining area is a separate space from the lounge, accessed via an archway. The defined zones, brought together with the open plan aspect allow the home to perfectly reflect the preferred method of modern living, as not only are the areas clearly defined, allowing the home to provide versatile living accommodation, as it can be used as a dining area, working from home area etc. The open plan aspect also means that the spaces can combine to create a wonderfully sociable space. French doors allow access to the back garden, and bathes the room in natural light. A large cupboard is also a great benefit for storage.

**Kitchen** 2.37m x 2.73m

An extremely well appointed kitchen offering a good range of base and wall units. The contemporary units are fantastic in aesthetics, and combine with the modern flooring to create a fabulously stylish feel, yet still homely. The kitchen looks out onto back garden, and further accentuates the lovely atmosphere.

**Garage**

An excellent asset to the home, and unusual for this type of property, the home has a garage with in-built pit. This a huge benefit, and increases the future ongoing value of the property.

**Back Garden**

A beautifully maintained garden which acts as an oasis and once again accentuates the peaceful and pleasant atmosphere that surrounds this home.

**Master Bedroom** 4.35m x 3.8m

A very well proportioned master bedroom with a very large integrated wardrobe. Aesthetically, the room could use a little cosmetic upgrade, but the dimensions of the room are excellent, and it has all the hallmarks of being a wonderful room. It can be moved directly into as is, and is already a lovely room. Once again, a large window allows natural light to flood into the room.

**Second Bedroom** 3.10m x 2.5m

A well proportioned second bedroom. Once again, it allows the home to provide versatile living accommodation as it can be used for a multitude of purposes, including second bedroom, guest room, home office etc. The room is reflective of the rest of the home in that it is bright and airy.

**Bathroom** 1.34m x 1.99m

A very well appointed shower room benefitting from a walk in double shower. The room is well proportioned, and can be moved straight into.

**Contact Us**

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