



54 Manor Drive, Sacriston, Durham, DH7 6FJ  
Reduced to £215,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents

A beautifully presented detached family home set within a corner plot on the highly sought after Monkswood Estate.

- Detached family home
- Upgraded specification
  - Three bedrooms
  - Two bathrooms
- Enclosed private garden
- Detached garage with driveway
- Energy Performance Rating B

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[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

54 Manor Drive is located in the outskirts of Sacriston which supports a primary and secondary school along with a range of shopping and recreational facilities with additional schooling, shopping and recreational facilities being available at Durham less than 10 minutes away.

For the commuter, the A1(M) is 6 miles east and both Durham and Newcastle have east coast main line train stations with direct links to both London and Edinburgh. International airports can be found at Newcastle and Teesside.

what3words ///overlooks.february.reference

## DESCRIPTION

54 Manor Drive is a beautifully presented home benefiting from upgrades such as chrome fixtures and fittings, high quality lighting and shutters throughout. Entering the property into the entrance hallway doors radiate to the ground floor living accommodation and stairs rise to the first floor. There is grey plank effect tiled flooring throughout the ground floor accommodation. The living room is a generous size with a window to the side of the property allowing lots of natural light into the house. The dining kitchen boasts grey gloss units with integrated appliances including a fridge freezer, oven with four ring gas hob with extractor fan over and dishwasher. There is a grey composite sink with drainer with views to the front of the property. There is further space for a dining table and chairs which enjoy an outlook to the garden through the French doors to the side. From the kitchen there is a useful utility room with plumbing and undercounter space for a washing machine and tumble dryer and there is also a useful storage cupboard fitted with shelves. A

door from the utility leads out to the rear of the property where there is space for bin storage. There is also a convenient ground floor WC and wash hand basin and further storage space can be found in the under-stair cupboard.

To the first floor the main bedroom is a spacious double bedroom having the benefit of an en suite shower room with shower, WC and wash hand basin. There are a further two double bedrooms both of good proportions and a family bathroom which comprises a bath, WC and wash hand basin.

Externally, the enclosed garden lies to the side of the property and has a patio area perfect for sitting out and enjoying the sun with the remaining part of the garden being laid to lawn with gravel borders for potted plants. Gates provide access to the side and front of the property and to the detached single garage and driveway.

## SERVICES

The property is served by mains water, electricity, gas and drainage.

## COUNCIL TAX BAND

The property has a council tax rating of C.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B 82.

## MATERIAL INFORMATION

We understand that there is good mobile phone signal available in the area. We understand there are standard and ultrafast broadband services available for this postcode area.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

## TENURE

We are informed by the current vendors that the property is held freehold with vacant possession upon completion.

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

## NOTES

Particulars prepared – March 2024  
Photographs taken – March 2024

## PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

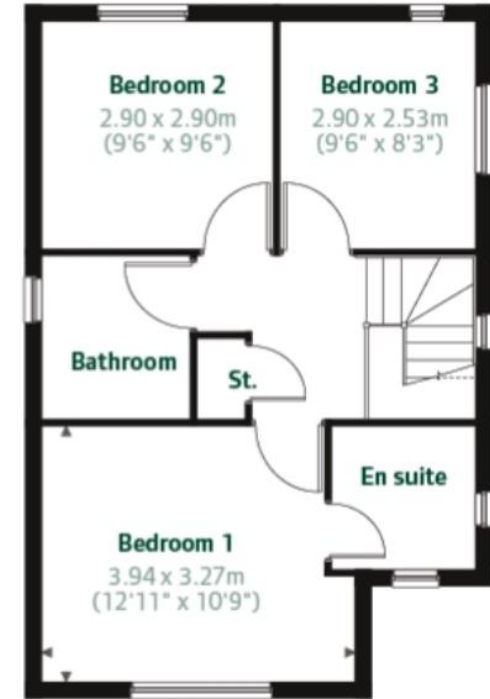
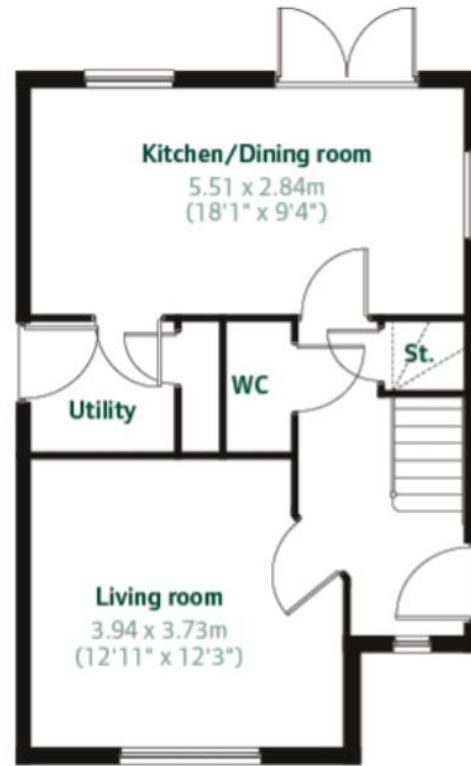
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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