

STUART
EDWARDS



South Street

West Rainton, Houghton Le Spring DH4 6PA

- CLASSIC VILLAGE PROPERTY BEAUTIFULLY APPOINTED
 - 4 BEDROOMS
- DOWNSTAIRS CLOAKROOM/WC & STYLISH FAMILY BATHROOM
- SEPARATE GARDEN SUTABLE FOR PARKING
 - CLOSE TO A690 & A1(M) MOTORWAY
- IMPRESSIVE LARGE END TERRACED HOUSE
 - 2 RECEPTION ROOMS
- CLOBBLED WALLED PATIO GARDEN
- 4 MILES FROM DURHAM CITY

Offers In The Region Of £275,000

Council Tax Band: C
EPC Rating: C

FULL DESCRIPTION

Superbly located end terraced property, overlooking a green area and having a very attractive external appearance. Situated in the heart of West Rainton Village this property has been modernised by its current owners, yet retains a county cottage feel. This spacious living accommodation comprises: entrance lobby, impressive hallway, spacious lounge with an attractive feature fireplace, dining room with double doors to the rear, modern kitchen and cloakroom/WC. Stairs from the hallway lead to the first floor landing with loft access, 4 good sized bedrooms and a stylish generously proportioned luxury bathroom. To the rear of the property is an enclosed cobbled rear yard and a fenced garden located over the lane to the side of the property providing two off road parking spaces. Benefiting from gas central heating and UPVC double glazing. Sure to prove popular to buyers, therefore early viewings are recommended to avoid disappointment.

AREA INFORMATION

West Rainton has a lot to offer, with a wide range of local amenities including local shops, chemist, post office and primary school. West Rainton will meet the needs of the most discriminating purchasers in terms of location. The location is ideal for those who require good road access throughout the North East and provides excellent road network links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland. It also lies within close proximity of Houghton le Spring Town Centre and Doxford International Business Park. Durham City is situated approximately 5 miles away with its delightful cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE LOBBY

With composite entrance door and stone tiled flooring.

HALLWAY

An impressive hallway with stone tiled flooring, coved ceiling, double radiator and stairs to the first floor landing.

SPACIOUS LOUNGE

Situated at the front aspect of the property. Laminate flooring, two black vertical radiators, decorative coved ceiling with ceiling roses and a white feature fire surround with marble hearth and new inset living flame gas fire.

DINING ROOM

Situated at the rear aspect of the property. Stone tiled flooring, coved ceiling, double radiator, double glazed patio doors leading to the rear and archway to the kitchen.

KITCHEN

Extensive range of wall and floor units with laminate worktops and inset one and a half bowl single drainer sink unit in black with mixer tap. Integrated microwave, plumbed for automatic washing machine, cooker point, feature tiled splashbacks and stone tiled flooring.

CLOAKROOM/WC

Low level wc and stone tiled flooring.

FIRST FLOOR LANDING

Radiator and loft access.

BEDROOM 1

Situated at the front aspect of the property. Radiator and coved ceiling.

BEDROOM 2

Situated at the front aspect of the property. Double radiator and a range of fitted wardrobes.



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.

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