



Rose Terrace, Waterhouses, DH7 9BB  
2 Bed - House - Terraced  
O.I.R.O £94,000

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# Rose Terrace

## Waterhouses, DH7 9BB

Stunning Rural Setting \*\* Charming Cottage Style Home \*\* Private Southerly Rear Aspect \*\* Good Potential / Requires Upgrading \*\* Outskirts of East Hedley Hope & Esh Winning Villages \*\* Easy Commute to Durham City \*\* Upvc Double Glazing & Electric Central Heating \*\* New Roof Covering \*\* No Upper Chain \*\*

The floor plan comprises: entrance, useful utility area, good sized kitchen diner, comfortable lounge with feature fireplace, stairs to first floor and patio doors to the rear garden. The first floor has two double bedrooms and bathroom/WC. There is good potential to remodel to create an extra bedroom and /or go up into the attic space, which is currently boarded for storage. This would be subject to the usual consents. Outside, the property occupies a pleasant tucked away position with good sized garden, offering a private and sunny aspect. There is also outside storage sheds.

Rose Terrace enjoys a charming location nestled between the semi-rural communities of Waterhouses and East Hedleyhope. Both of these neighbouring villages offer a serene, countryside atmosphere, providing a perfect blend of tranquillity and community spirit. Positioned just about 9 miles from Durham City Centre, residents of Rose Terrace have convenient access to a wide array of shopping, recreational facilities, and essential amenities available in the city. Durham's city centre boasts a rich selection of shops, restaurants, and cultural attractions, ensuring that all needs and interests are well-catered to within a short drive from the peaceful setting of Rose Terrace.

















## GROUND FLOOR

### Entrance

### Utility/Lobby

5'3 x 4'1 (1.60m x 1.24m)

### Kitchen Diner

15'0 x 9'4 (4.57m x 2.84m)

### Lounge

15'0 x 14'11 (4.57m x 4.55m)

## FIRST FLOOR

### Bedroom

12'4 x 11'11 (3.76m x 3.63m)

### Bedroom

12'3 x 9'1 (3.73m x 2.77m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Heating

Broadband: Basic 5 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

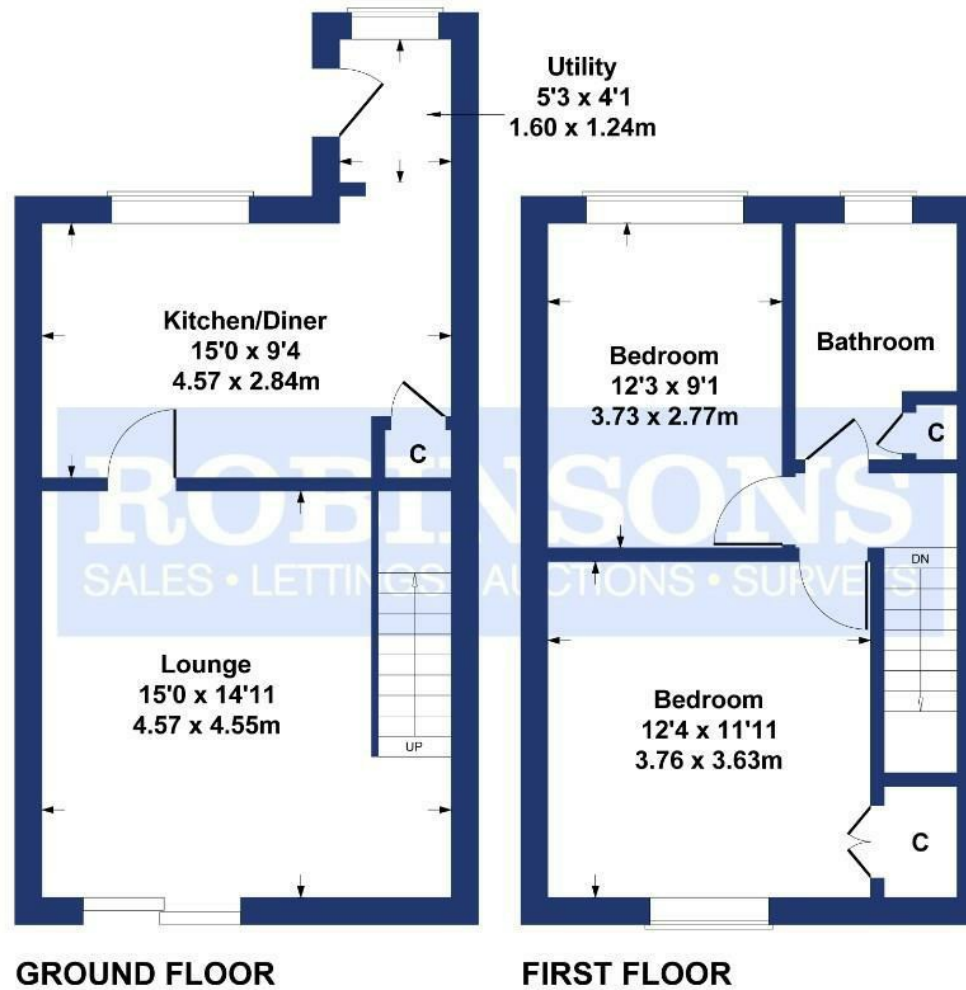
Energy Rating: Pending

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



# Rose Terrace

Approximate Gross Internal Area  
770 sq ft - 72 sq m



**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. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.





1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

