



Hamilton Row, Waterhouses, DH7 9AU  
3 Bed - House - Terraced  
O.I.R.O £139,950

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# Hamilton Row Waterhouses, DH7 9AU

Lovely Semi Rural Property \*\* Rarely Available \*\* Spacious Floor Plan \*\* Well Presented With Future Potential \*\* Pleasantly Situated \*\* Rear Private Garden \*\* Outskirts of Durham City \*\* Upvc Double Glazing & Oil Central Heating \*\* Good Road Links \*\* Must Be Viewed \*\*

The floor plan comprises: entrance vestibule, hallway, two good sized reception rooms, modern fitted kitchen breakfast room, useful utility room and cloak/WC. The first floor has three good sized bedrooms and large family bathroom/WC which has separate shower cubicle. Outside there is a side alley way passage which leads to the private rear garden and patio area. There are rights of access to the rear which is normal for these style of properties.

Situated in the Deerness Valley, Waterhouses is approximately seven miles west of Durham, ensuring easy access to the city's shopping, leisure, and cultural amenities. The village is located on the outskirts of Esh Winning, where various amenities, including a primary school, can be found, while secondary schools are available in nearby Lanchester and Durham. The villages benefit from well-connected road networks, facilitating convenient commuting with access to major roads.













## GROUND FLOOR

### Entrance Vestibule

### Hallway

### Reception

13'11 x 12'05 (4.24m x 3.78m)

### Reception

16'06 x 11'01 (5.03m x 3.38m)

### Kitchen Breakfast Room

15'01 x 7'01 (4.60m x 2.16m)

### Utility Room

### WC

## FIRST FLOOR

### Bedroom

14'01 x 12'05 (4.29m x 3.78m)

### Bedroom

12'04 x 11'01 (3.76m x 3.38m)

### Bedroom

14'01 x 7'07 (4.29m x 2.31m)

### Bathroom/WC

10'11 x 7'07 (3.33m x 2.31m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil Central Heating

Broadband: Basic 2 Mbps, Superfast 62 Mbps

Mobile Signal/Coverage: Poor

Tenure: Freehold

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

Energy Rating: E

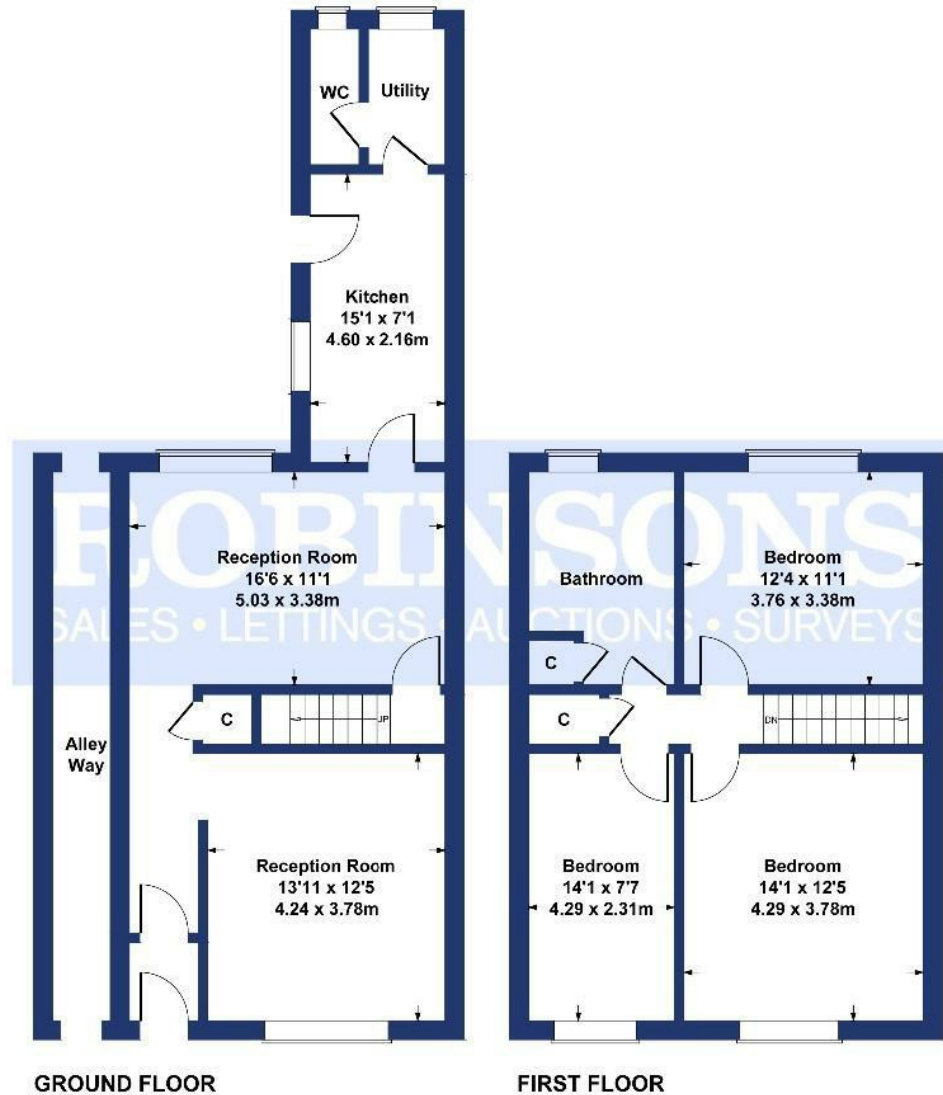
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





# Hamilton Row

Approximate Gross Internal Area  
1221 sq ft - 113 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	

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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.



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