



Hamilton Row, Waterhouses, DH7 9AU  
3 Bed - House - Mid Terrace  
O.I.R.O £129,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## Hamilton Row Waterhouses, DH7 9AU

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

The floor plan comprises: entrance vestibule, comfortable lounge, fitted kitchen and dining room with good sized utility area and having doors to the rear lean to conservatory. The first floor has two good sized bedrooms and a further box room, study or nursery. There is also a family bathroom with white suite and over bath shower. Outside there is a private rear garden and patio area. There are rights of access to the rear which is normal for these style of properties.

Nestled in the picturesque Deerness Valley, the charming village of Waterhouses lies approximately seven miles to the west of the historic city of Durham. This prime location offers residents the perfect balance between tranquil rural living and easy access to the vibrant amenities of the city, including an array of shops, restaurants, leisure facilities, and rich cultural attractions such as museums, theatres, and historic landmarks.

Waterhouses is situated on the fringe of the neighbouring village of Esh Winning, which provides a range of everyday conveniences, including a well-regarded primary school, local shops, and community services. For families with older children, secondary education is easily accessible in the nearby towns of Lanchester and Durham, both of which are home to reputable schools.

The area is well-served by an efficient network of roads, making commuting and travel straightforward. Major routes connect Waterhouses to surrounding towns and cities, offering excellent transport links for both work and leisure.

















## **GROUND FLOOR**

### **Entrance Vestibule**

#### **Lounge**

15'0 x 12'1 (4.57m x 3.68m)

#### **Kitchen Diner**

15'0 x 11'0 (4.57m x 3.35m)

### **Utility Area**

#### **Lean To**

8'4 x 7'6 (2.54m x 2.29m)

## **FIRST FLOOR**

#### **Bedroom**

13'3 x 9'10 (4.04m x 3.00m)

#### **Bedroom**

11'0 x 7'8 (3.35m x 2.34m)

#### **Study/Nursery**

13'3 x 4'10 (4.04m x 1.47m)

#### **Bathroom/WC**

7'11 x 5'1 (2.41m x 1.55m)

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Bottle Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 55 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

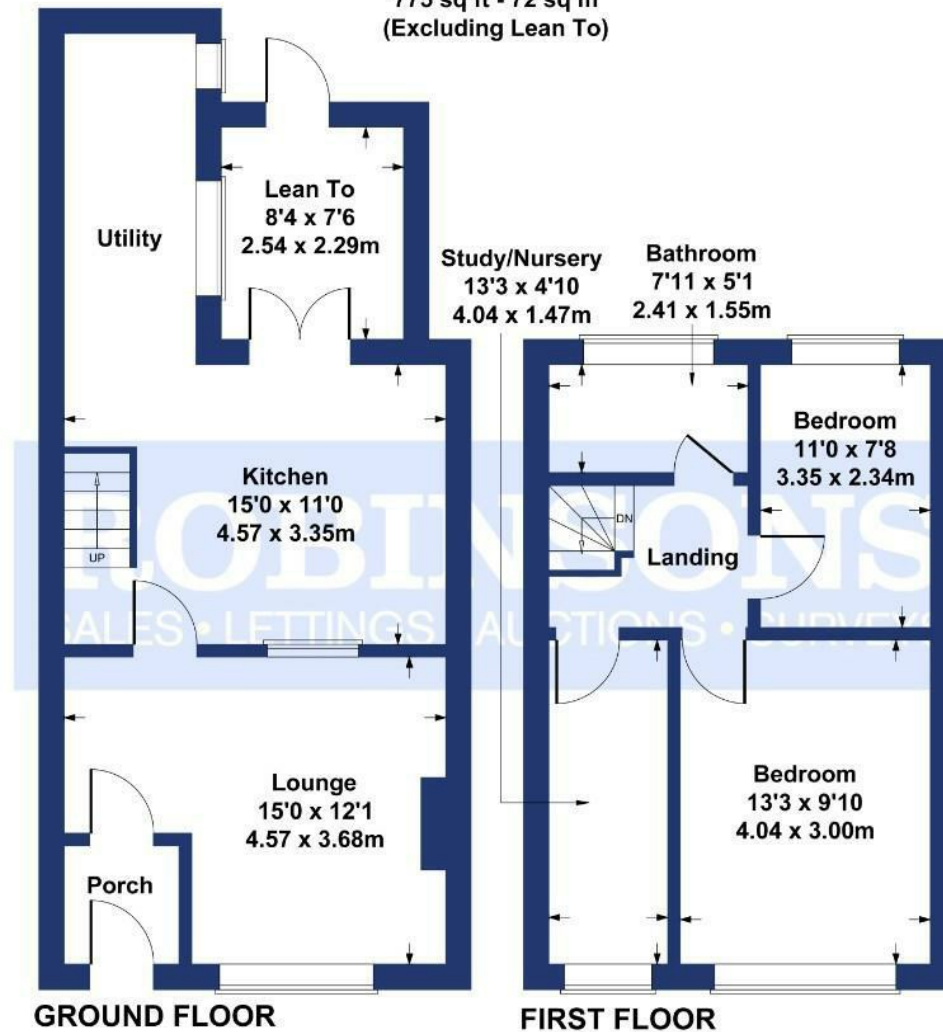
Energy Rating: E

There are rights of access to the rear of the property.

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  
775 sq ft - 72 sq m  
(Excluding Lean To)



## 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. 2025

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

70

41

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.

