



Hamilton Row

Waterhouses DH7 9AU

£120,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Cosy Country Terraced Three Bedroom Property
- EPC Grade E
- UPVC Double Glazed

- Lounge
- Utility
- LPG Gas Central Heating

- Dining Kitchen
- First Floor Bathroom
- Garden

Tucked away in the pleasant Village of Waterhouses, Durham, this delightful cosy terraced property on Hamilton Row offers a perfect blend of comfort and contemporary living. With two well proportioned bedrooms and the added benefit of a third bedroom which can be used as a dressing room/study and an inviting reception room, the property provides versatile and flexible accommodation, ideal for families or those seeking extra space for hobbies or home offices.

The house is situated in a picturesque setting, surrounded by the natural beauty of the Deerness Valley. Residents can enjoy leisurely countryside walks, immersing themselves in the tranquil landscape that this area is renowned for and for the new vendor being able to be part of a wonderful community taking part in many activities, workshops and family activities throughout the year. Despite its serene village location, the property is conveniently close to local amenities, ensuring that daily necessities are easily accessible.

For those who commute, the house benefits from good transport links, making it an excellent choice for professionals who travel to nearby towns or cities. This property not only offers a comfortable living space but also a welcoming community atmosphere, making it a wonderful place to call home. Whether you are looking to settle down or seeking a peaceful retreat, this house in Waterhouses is sure to impress.

Ground Floor

Entrance Porch

Accessed via a UPVC entrance door into a porch area with cloaks hanging space and a door leading into the lounge.

Lounge

15'2" x 12'11" (4.634 x 3.939)

Located to the front elevation of the property a warm and cosy room with a lovely focal point to the room being a decorative fireplace with exposed reclaimed bricks and a wood effect surround. UPVC window to the front and central heating radiator.

Dining Kitchen

15'6" x 11'0" (4.745 x 3.375)

Fitted with base and wall mounted storage units with laminate work surfaces over, integrated eye level oven and grill, electric hob with extraction fan over, fridge, freezer and space for a dishwasher. Stainless steel sink unit with wooden window above looking into the lounge, central heating radiator, stairs rises to the first floor with double opening doors into the sun room. There is also access to an under stair cupboard currently used as a pantry.

Utility

6'1" x 15'6" (1.859 x 4.737)

Space and plumbing for free standing appliances, a cupboard housing the LPG gas boiler, central heating radiator, a UPVC window and door and ample space for additional storage as required.

Sun Room/Lean To

8'5" x 6'9" (2.581 x 2.077)

Having UPVC door and windows at either side enjoying views over the rear yard and garden beyond.

First Floor

Landing

Stairs rise from the kitchen and utility and provide access to the first floor accommodation and the loft. It is our understanding that the loft is partially boarded for additional storage with power and lighting.

Bedroom One

9'11" x 13'4" (3.035 x 4.077)

Located to the front elevation having UPVC window enjoying views over the neighbouring rooftops and countryside beyond, fitted wardrobes to one wall and central heating radiator.

Bedroom Two

6'11" x 11'2" (2.113 x 3.417)

Located to the rear elevation of the property having UPVC window again with far reaching countryside views and central heating radiator.

Bedroom Three

4'10" x 13'7" (1.493 x 4.143)

Having central heating radiator, UPVC window and fitted wardrobes to one wall.

Bathroom/WC

Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin set on a vanity storage cupboard and a central heating radiator. Obscured UPVC window.

Exterior

To the rear of the property is a yard area with an external water supply and the connections for the LPG Gas can be found here, hard standing for a shed and steps lead up to an additional lawned area with gated access to the rear to enjoy summer evening walks.

Agents Note

Please note there is a right of access for neighbouring properties at both sides and also for the owner of this property either side also. More information can be obtained from your solicitor in this regard.

Other General Information

Tenure: Freehold

Electricity: Mains

Gas: LPG

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 49 Mbps. Highest available upload speed 8 Mbps.

Mobile Signal/coverage: Limited with O2. We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1,655.29 (Maximum 2025)
Energy Performance Certificate Grade E
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link-

<https://find-energy-certificate.service.gov.uk/energy-certificate/8536-7729-0439-5667-6926>

EPC Grade E



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guide only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Make well informed choice.



Property Information

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