



## Chantry Place

Houghton Le Spring DH4 6PP

Offers In The Region Of £350,000





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# Chantry Place

Houghton Le Spring DH4 6PP



- No chain involved
- EPC RATING - D
- Comprehensively fitted kitchen with space for a breakfast table

- Highly sought after location
- Three generous double bedrooms
- Large driveway and double garage

- Large, well maintained plot
- Large reception room
- Lots of potential

Available with the benefit of no onward chain, this impressive detached bungalow occupies a large plot on the outskirts of the village of West Rainton. In immaculate condition but in need of some modernisation, the generously proportioned accommodation provides lots of potential.

The accommodation comprises of a useful entrance porch leading in to the welcoming hallway with large cloaks cupboard and WC, impressive 28ft open plan living and dining room with feature fireplace and comprehensively fitted kitchen with space for a table. There are three spacious double bedrooms, all having built in wardrobes, sharing the family bathroom. The master bedroom also has an ensuite shower room. Externally there is an extensive driveway which in turns leads to a double garage, whilst to the rear and side are generous enclosed gardens which enjoy a good degree of privacy.

West Rainton offers a range of local amenities and is surrounded by open countryside, yet has excellent access to both Durham City and Sunderland via the A690.

## Entrance Porch

Entered via UPVC double glazed door. With two side windows and an internal door to the hallway.

## Hall

Having two radiators and access to the loft.

## Cloakroom and WC

14'8" x 3'4" (4.48 x 1.04)

Comprising of a WC, hand wash basin, radiator, built in cloaks cupboard and UPVC double glazed opaque window to the front.

## Living and Dining Room

28'0" x 13'1" (8.54 x 4.00)

A large open plan reception room with patio doors opening to the rear garden, a feature fireplace and two radiators.

## Kitchen

15'9" x 9'4" (4.82 x 2.86)

Fitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, as well as an integrated fridge/freezer. Having a UPVC double glazed window to the front, a radiator and external door to the side.

## Bedroom One

19'9" x 11'10" max (6.02 x 3.62 max)

Generous double bedroom with a UPVC double glazed window to the rear, built in wardrobes and radiator.

## Ensuite

8'6" x 5'4" (2.60 x 1.65)

Comprising of a cubicle with mains fed shower, pedestal wash basin, WC, bidet, tiled walls and UPVC double glazed opaque window to the side.

## Bedroom Two

17'10" x 9'10" (5.46 x 3.01)

Generous double bedroom, currently used as a dining room, with a UPVC double glazed window to the rear, built in wardrobes and radiator.

## Bedroom Three

14'11" x 10'2" (4.55 x 3.12)

Further spacious double bedroom with a UPVC double glazed window to the rear, built in wardrobes and a radiator.

## Bathroom

8'9" x 5'11" (2.67 x 1.82)

Comprising of a corner bath, pedestal wash basin, tiled walls and UPVC double glazed opaque window to the front. Before entering the bathroom is a double storage and airing cupboard.

## EXTERNAL

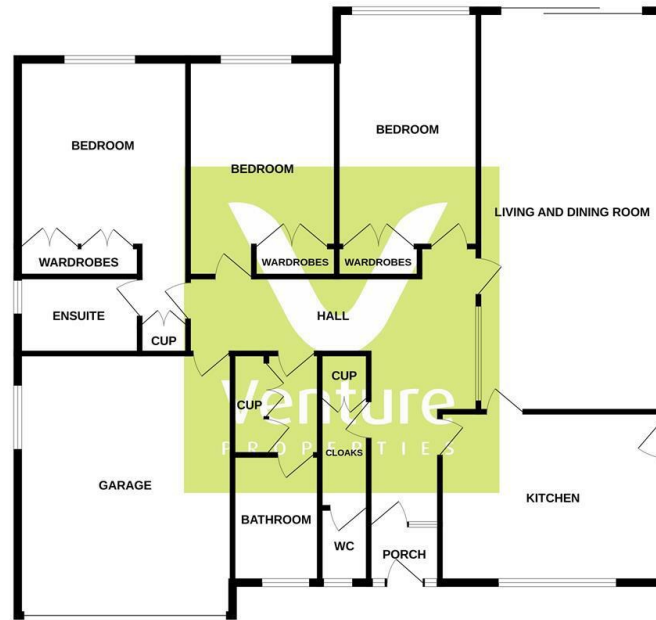
The property enjoys a generous and well maintained plot with lawned garden and driveway to the front, providing parking for up to four vehicles. At the rear is an enclosed garden with a good degree of privacy. Having lawns and well stocked borders.

## Double Garage

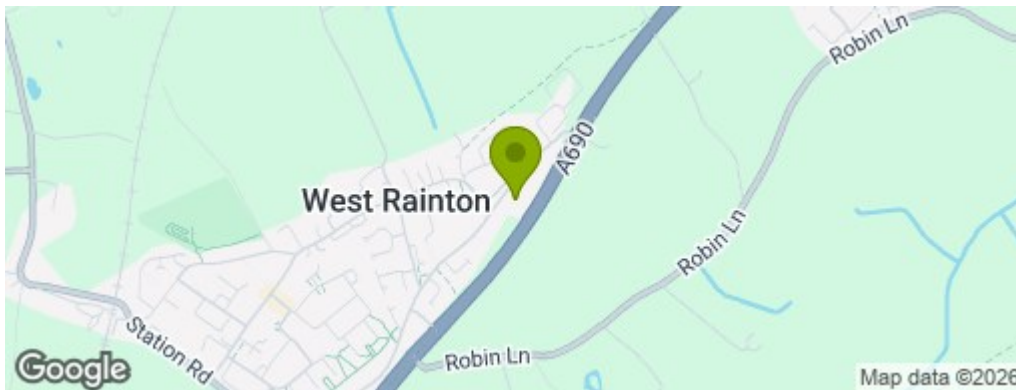
18'7" x 14'11" (5.67 x 4.55)

Integral double garage with an electric roller door, power and lighting, window and gas central heating boiler.

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general purposes only and should be used as such by any prospective purchaser. The services, quality of materials and workmanship have not been tested and no guarantee as to their quantity or efficiency can be given. Make well informed choices.



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £TBC (Maximum 2025)

Energy Performance Certificate Grade D

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

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
durham@venturepropertiesuk.com