

**STUART
EDWARDS**



Fair View

West Rainton, Houghton Le Spring DH4 6RY

- WELL POSITIONED SEMI DETACHED HOUSE
 - LOUNGE/DINING ROOM
 - BATHROOM SUITE WITH SHOWER
 - REAR GARDEN WITH PATIO AREA
 - EXCELLENT TRANSPORTATION LINKS
- 2 BEDROOMS
- MODERN KITCHEN
- 2 OFF ROAD PARKING SPACES
- NO ONWARD CHAIN
- MEDIA WALL

£700 Per Month

Council Tax Band: A EPC Rating: C

Full description

Beautifully presented semi detached house situated in a desirable position within West Rainton Village.

The internal living accommodation comprises: Entrance lobby, lounge/dining room with stylish media wall and recently refitted kitchen with some appliances. To the first floor, landing with storage cupboard housing the central heating boiler, two bedrooms both having a range of fitted wardrobes and full family bathroom suite with mains fed shower.

Externally the front is paved to provide two off road parking spaces and there's a well proportioned garden to the rear with newly fenced boundaries, block paved patio area with pergola.

Benefiting from gas central heating via a combi boiler, UPVC double glazing, white facias with rainwater goods and chrome switches and sockets throughout.

An ideal first time buyer home, viewings are recommended.

Area Information

West Rainton has a lot to offer, with a wide range of local amenities including local shops, chemist, post office and primary school as well as being closely linked with the neighbouring village of Leamside. Nearby Rainton Meadows Nature Reserve and Moor House leading to Finchale Abbey provides fabulous walks on the doorstep. Ramside Hall Hotel, Golf & Spa and Hallgarth Manor lie approximately 1 mile away.

West Rainton will meet the needs of the most discriminating purchasers in terms of location.

The location is ideal for those who require good road access throughout the North East and provides excellent road network links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland. It also lies within close proximity of Houghton le Spring Town Centre and Doxford International Business Park.

Durham City is situated approximately 5 miles away.

The city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well know for is high achieving private and state schools as well as the world renowned Durham University.

Entrance Lobby

With UPVC entrance door.

Lounge/Dining Room

7'8" x 19'0"

Stylish media wall with inset modern electric fire, speaker system, spot lighting, two double radiators and space for a dining table.

Modern Kitchen

8'3" x 19'4"

Shaker style kitchen with a range of wall and floor units, laminate worktops and inset sink and drainer unit with mixer tap. Ceramic hob, built-in electric oven, microwave, free standing American style fridge freezer and plumbed for automatic washing machine. Tiled splashbacks, ceramic tiled flooring, chrome switches/sockets, vertical radiator, spot lighting, built-in cupboard and UPVC rear entrance door accessing the garden.

First Floor Landing

Loft hatch and built-in storage cupboard housing the central heating boiler.

Bedroom 1

14'0" x 10'1"

Single radiator, spot lighting and fitted wardrobes.

Bedroom 2

12'4" x 8'11"

Single radiator, spot lighting, half panelled walls, and a range of fitted wardrobes with shelving.

bathroom

White suite comprising, close coupled wc, wash hand basin, panel bath with mains fed shower over and glass screen, spot lighting, tiled walls, vinyl flooring and single radiator.

Off Road Parking

Paved area to the front providing off road parking for two cars.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.