

**STUART
EDWARDS**



Prospect View

West Rainton, Houghton Le Spring DH4 6RP

- SUPERBLY APPOINTED SEMI DETACHED HOUSE
- 3 BEDROOMS
- SPACIOUS LOUNGE WITH FRENCH DOORS OVERLOOKING GARDEN
- DOUBLE WIDTH DRIVEWAY
- GAS CH & UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- EXTENSIVE KITCHEN/BREAKFAST ROOM WITH SOME APPLIANCES
- SHOWER ROOM
- BEAUTIFULLY PRESENTED GARDENS
- CLOSE TO A690 DUAL CARRIAGEWAY & A1(M) MOTORWAY

Offers In The Region Of £124,950

Council Tax Band: A
EPC Rating:

FULL DESCRIPTION

This beautifully presented semi-detached house occupies a highly desirable position in the popular village of West Rainton, offering the perfect blend of village charm and excellent connectivity. Step inside through a stylish modern composite door into an extensively fitted kitchen/breakfast room featuring attractive shaker-style wall and floor units, incorporating breakfast bar, and integrated appliances, providing an ideal space for family meals and entertaining. The generous lounge boasts a recessed feature fireplace with inset wood burner and French doors opening directly onto the rear garden, flooding the room with natural light and creating a seamless indoor-outdoor flow. An open staircase from the kitchen leads to the first floor, where you'll find three good-sized bedrooms and a modern shower room. Externally, the property truly shines. A private driveway provides convenient off-road parking for two cars, while the established rear garden is a standout feature, complete with a well maintained lawn, a peaceful patio area with pergola, perfect for al fresco dining as well as enjoying its own vegetable patch. The home further benefits from gas central heating and UPVC double glazing throughout. The property is offered with no onward chain, making for a smooth and stress free purchase. This attractive family home is sure to be in high demand, early viewings are strongly recommended to avoid disappointment.

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.

KITCHEN/DINER

18'4" x 12'0"
Extensive range of shaker style wall and floor units with wood effect laminate worktops incorporating breakfast bar, upstands and inset stainless steel sink and drainer unit with mixer tap. Integrated fridge/freezer, oven, ceramic hob and extractor with matching splashback. Plumbed for automatic washing machine, laminate ceiling with inset spot lights and radiator. Composite front entrance door with glass side panels, UPVC entrance door leading to the side of the property and open staircase leading to the first floor landing.

LOUNGE

18'4" x 10'2"
Recessed feature fire place with inset wood burner, slate hearth and solid wood beam above, stripped and stained wood flooring, radiator, coved ceiling and UPVC French doors overlooking the garden.

FIRST FLOOR LANDING

Radiator and smoke detector.

BEDROOM

10'8" x 12'1"
Radiator and built-in cupboard.

BEDROOM

11'9" x 10'4"
Radiator, built-in cupboard, coved ceiling and loft access.

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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.

