

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

Asking Price £114,950





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 known for its high achieving private and state schools as well as the world renowned Durham University.

Entrance Lobby

With UPVC entrance door.

Lounge/Dining Room

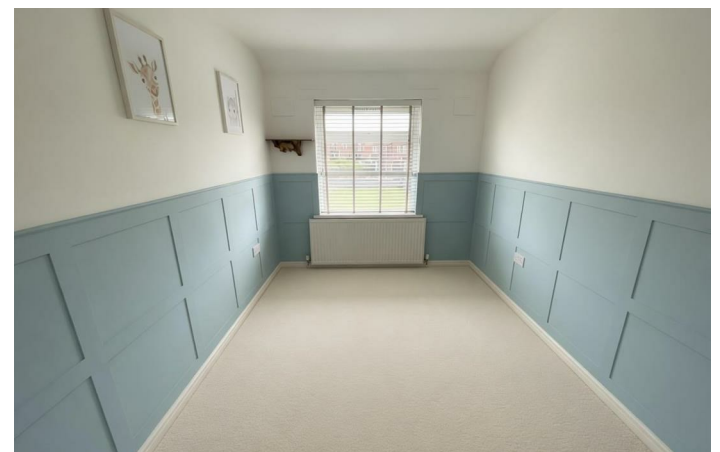
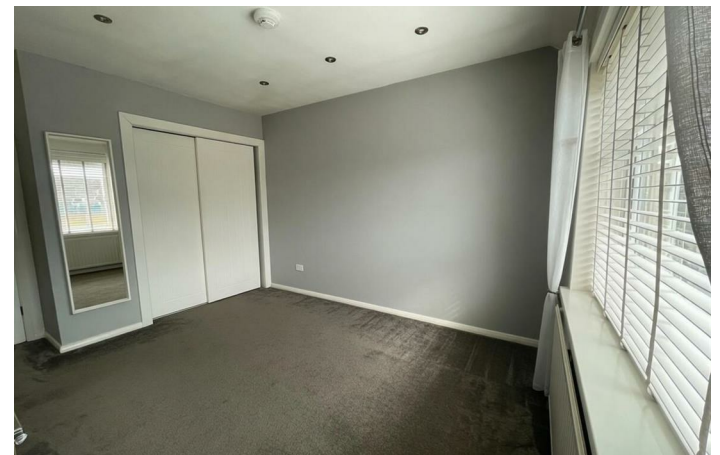
7'8" x 19'0"

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.

Rear Garden

Laid lawn, block paved patio with pathway, pergola and newly fenced boundaries.

Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0100-2883-7354-9597-8851>

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in

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Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

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Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

Financial Assistance

YOUR HOME IS AT RISK IF YOU DO NOT KEEP THE REPAYMENTS ON THE MORTGAGE OR INSURANCES SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage rates available anywhere.

PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

Thanks

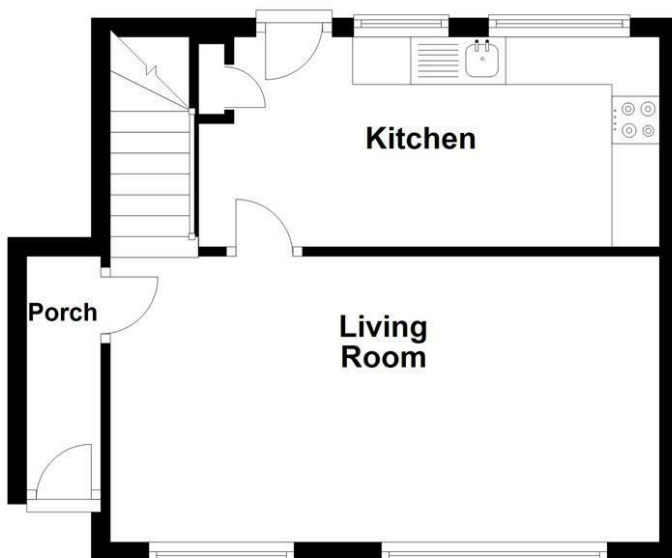
Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

Council Tax Band: A
EPC Rating: C

Ground Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



First Floor

Approx. 29.5 sq. metres (318.0 sq. feet)



Total area: approx. 62.4 sq. metres (671.9 sq. feet)

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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.