



Woodland View, West Rainton, DH4 6RH
2 Bed - House - Semi-Detached
£120,000

ROBINSONS
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Woodland View

West Rainton, DH4 6RH

* NO CHAIN * EXTENDED * WELL MAINTAINED * POPULAR LOCATION * LOW MAINTENANCE GARDENS * GATED DRIVEWAY PARKING * TWO RECEPTION ROOMS * LARGE KITCHEN * FLOORED LOFT SPACE * EXCELLENT STORAGE *

Offered for sale with no onward chain, this extended and well maintained home is situated in a popular residential area and provides generous, practical accommodation with excellent storage throughout. The property benefits from a gated driveway, low maintenance gardens and a range of versatile spaces including covered outbuildings with potential for further use.

The floorplan comprises an entrance porch, hallway, large lounge with feature fireplace, conservatory or garden room, and a spacious kitchen with appliances. There is also a covered side lobby leading to brick outbuildings offering useful storage and potential for utility or hobby space. To the first floor there is a landing, shower room with WC, and two bedrooms, both with built-in storage. A staircase provides access to a large floored loft space, offering further storage.

Externally, there are low maintenance gardens to both the front and rear, and a driveway with gates providing secure off-street parking.

Woodland View is located in the village of West Rainton, an area offering a good range of local amenities including shops, primary schooling, takeaways and regular bus services. The village is particularly convenient for commuters, with easy access to the A690 and A1(M), providing straightforward travel to Durham City, Chester le Street, Sunderland and Newcastle. The surrounding area also offers pleasant countryside walks and green spaces, making this a practical and appealing location for a wide range of buyers.











GROUND FLOOR

Porch

Hallway

Lounge

18'4" x 10'9" (5.6 x 3.3)

Conservatory

9'2" x 8'10" (2.8 x 2.7)

Kitchen

19'0" x 7'10" (5.8 x 2.4)

Covered Outhouses

FIRST FLOOR

Landing

Bedroom

14'1" x 8'6" (4.3 x 2.6)

Bedroom

8'10" x 7'10" (2.7 x 2.4)

Shower Room / WC

6'6" x 6'2" (2 x 1.9)

SECOND FLOOR

Loft Space

16'0" x 8'10" (4.9 x 2.7)

AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx £1701pa

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – extended, covered outbuildings, floored loft space, driveway

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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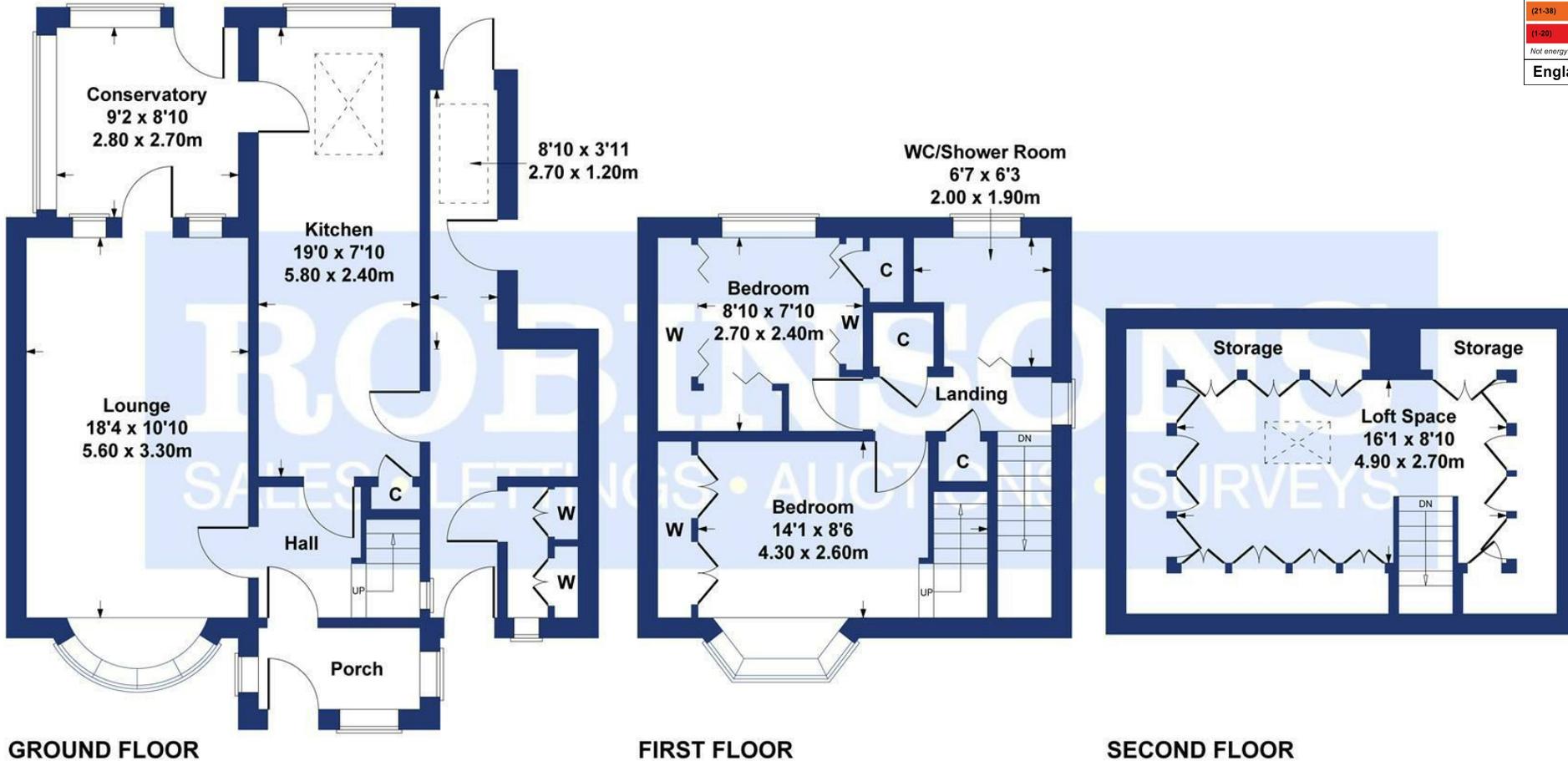
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Woodland View

Approximate Gross Internal Area
1378 sq ft - 128 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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