



**Raby Road**

Newton Hall DH1 5NH

Offers In The Region Of £245,000





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# Raby Road

Newton Hall DH1 5NH



- Available with no onward chain
- EPC RATING - D
- In need of some modernisation

- Extended semi detached house
- Two reception rooms
- Lots of potential

- Five bedrooms
- Kitchen and large utility room
- Highly sought after Newton Hall location

Available for sale with no chain involved, this semi detached house has been extended to provide spacious living accommodation including five bedrooms, perfect for family buyers. The property is in need of some modernisation, allowing any purchaser to add their own stamp and create their dream home. It situated on the edge of the highly sought after development of Newton Hall, within walking distance to local amenities including primary and secondary schools, as well as the Amison Retail Park.

The floor plan comprises of an entrance porch, hallway with stairs leading to the first floor, living room with bay window and feature fireplace opening to the dining room which has patio doors to the rear garden. There is a kitchen with breakfast bar, a useful utility room and lobby with access to the rear garden. To the first floor, there are four double bedrooms, one with shower room, a fifth well proportioned single bedroom and a family bathroom. Externally there are gardens to the front and rear, a driveway for off street parking and an integral garage. The property offers combi gas central heating and UPVC double glazing.

Properties in this location always prove popular. Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Entrance Porch

Entered via UPVC double glazed door. With a UPVC double glazed window and door to the hall.

### Hall

Having stairs leading to the first floor, understairs storage cupboard, two UPVC double glazed windows, coving and radiator.

### Living Room

15'1" x 13'10" (4.61 x 4.23)

Spacious reception room with a UPVC double glazed bay window to the front, feature fireplace housing a gas fire, coving and radiator.

### Dining Room

9'6" x 8'5" (2.90 x 2.57)

Open with to the living room with patio doors opening to the rear garden, coving and radiator.

### Kitchen

10'8" x 8'5" (3.27 x 2.57)

Fitted with a range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over and plumbing for a dishwasher. Further features include a breakfast bar, UPVC double glazed window to the rear and coving.

### Utility Room

12'10" x 6'8" (3.93 x 2.05)

With further units and worktop, fridge and freezer spaces, window to the porch, coving and radiator.

### Lobby

6'8" x 3'4" (2.05 x 1.04)

Having a window and external door to the rear garden, plumbing for a washing machine and tumble dryer vent.

## FIRST FLOOR

### Landing

With coving, a storage cupboard and access to the loft which is boarded for storage.

### Bedroom One

14'9" x 10'3" (4.52 x 3.13)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes, coving and radiator.

### Bedroom Two

12'0" x 10'6" (3.66 x 3.22)

Double bedroom with a UPVC double glazed window to the rear, coving and radiator.

### Shower Room

5'5" x 2'6" (1.66 x 0.78)

Comprising of a cubicle with mains fed shower.

### Bedroom Three

11'9" x 10'11" (3.59 x 3.35)

Double bedroom with a UPVC double glazed window to the front, coving and radiator.

### Bedroom Four

10'11" x 9'1" (3.35 x 2.77)

Double bedroom with a UPVC double glazed window to the rear, coving and radiator.

### Bedroom Five

9'1" x 8'3" (2.79 x 2.53)

Further well proportioned bedroom with a UPVC double glazed window to the front, coving, radiator and storage cupboard.

### Family Bathroom/WC

9'1" x 5'5" max (2.77 x 1.66 max)

Comprising of a panelled bath with mains fed shower over, pedestal wash basin, WC, tiled walls, radiator and three UPVC double glazed opaque windows to the rear.

## EXTERNAL

To the front of the property is a low maintenance garden and driveway for off street parking, leading to the garage. At the rear is an enclosed garden with patio areas and lawn.

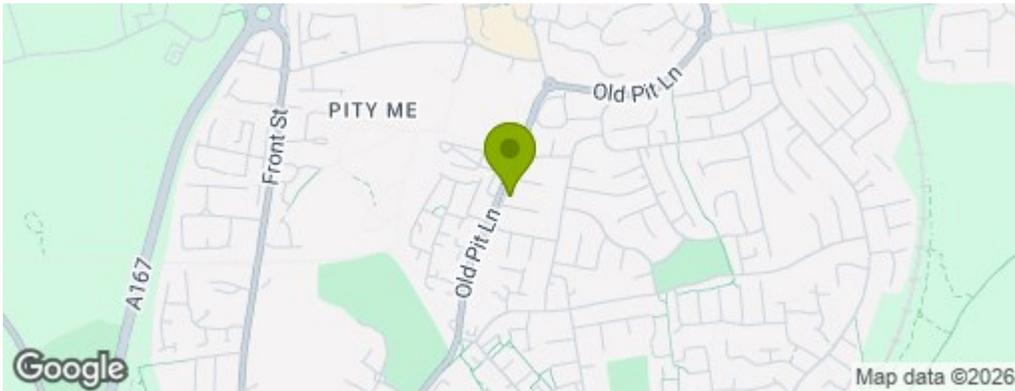
### Garage

16'9" x 7'7" (5.12 x 2.32)

Having a roller door, three windows, power and lighting. Also housing the combi gas central heating boiler.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Property Information

EPC RATING - D TENURE - FREEHOLD COUNCIL TAX BAND - C

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)