The Meadows

West Rainton DH4 6NP

Offers In The Region Of £225,000

Venture
PROPERTIES

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The Meadows

West Rainton DH4 6NP

x 3 x 2 x 1

- Superb three bedroom semi detached home
- EPC RATING - C
- Parking for up to 4 vehicles and garage
- Much improved
- Contemporary ground floor shower room
- Lovely rear garden
- Quality recently refitted kitchen and dining room
- Stylish family bathroom
- Popular village location

Venture Properties are delighted to offer the opportunity to purchase this much improved and beautifully presented three bedroom semi detached house, situated the sought after village of West Rainton.

The impressive floor plan comprises of a welcoming entrance porch and hallway, a contemporary ground floor shower room/WC, cosy living room with fireplace having a wood burning stove along with an impressive open plan kitchen and dining room. This superb space has been refitted and remodelled by the current owners and is sure to be the heart of the home. To the first floor there are two double bedrooms, a well proportioned single bedroom and a stylish family bathroom. Externally there is ample off street parking, a garage and lovely rear garden.

West Rainton offers a range of local amenities and excellent commuting links via the A690 leading towards both Durham City and Sunderland.

Viewing is essential for full appreciation.

GROUND FLOOR

Entrance Porch
Entered via composite door. Having a UPVC double glazed opaque window to the front, tiled flooring and internal door to the hall.

Hall
Welcoming hallway with stairs leading to the first floor, built in under stairs storage, tiled flooring and radiator.

Shower Room/WC
13'2" x 4'2" (4.03 x 1.28)
Contemporary ground floor shower room and WC comprising of a walk-in cubicle, a wash basin set to a vanity unit and WC. Having UPVC double glazed opaque windows to the front and side and a heated towel rail.

Open Plan Kitchen and Dining Room
17'9" x 10'7" ext to 17'3" (5.42 x 3.25 ext to 5.26)
A superb open plan kitchen and dining room which is perfect for modern family living and entertaining.

Recently refitted and remodelled by the current owners with a comprehensive range of quality units including a pantry cupboard and pull out larder storage. Having a belfast style sink, a stainless steel range cooker with extractor over, along with an integrated washing machine and dishwasher and fridge/freezer space. Further features include UPVC double glazed windows to the rear and side, an external door to the side, UPVC double glazed french doors to the rear garden, tiled flooring, a radiator and unit housing the combi gas central heating boiler.

Living Room
12'5" x 11'4" (3.81 x 3.47)
Cosy living room with UPVC double glazed window to the front, a feature fireplace housing a wood burning stove, alcove storage and radiator.

FIRST FLOOR

Landing
With a UPVC double glazed window to the side enjoying extensive views and access to the loft which is boarded for storage and has retractable ladders.

Bedroom One
12'8" x 10'0" (3.88 x 3.05)
Double bedroom with a UPVC double glazed window to the front and a radiator.

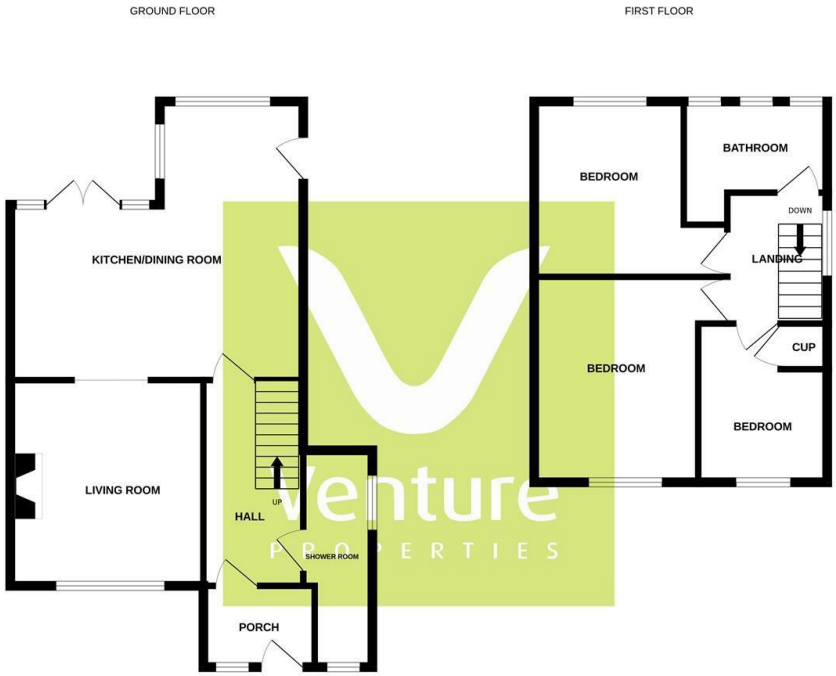
Bedroom Two
10'6" x 8'10" min (3.22 x 2.70 min)
Double bedroom with a UPVC double glazed window to the rear and radiator.

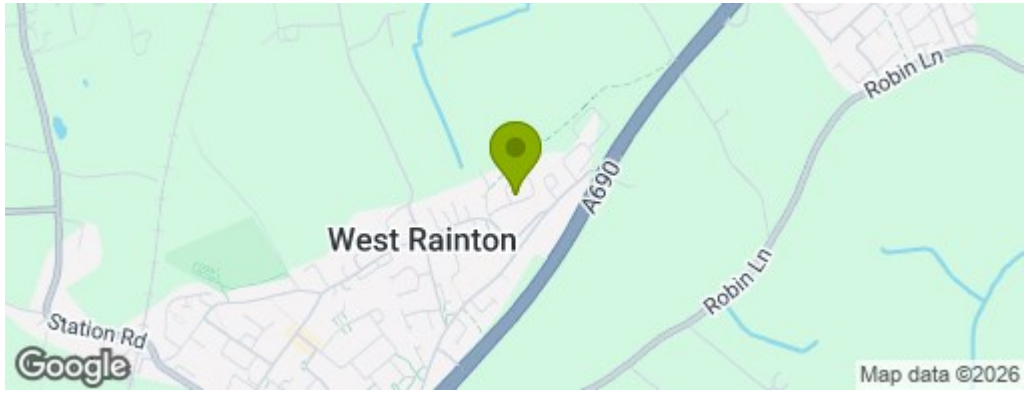
Bedroom Three
9'7" x 7'6" (2.94 x 2.31)
Further well proportioned bedroom having a UPVC double glazed window to the front, a radiator and overstairs cupboard.

Bathroom/WC
8'8" x 5'5" min (2.66 x 1.67 min)
Stylish family bathroom comprising of a panelled bath with rainfall shower, hand wash basin set to a vanity unit and WC. Having a heated towel rail, tiled splashbacks and three UPVC double glazed opaque windows to the rear.

EXTERNAL
To the front of the property is an extensive driveway providing off street parking for up to four vehicles, as well as a lawned garden. At the rear is a lovely enclosed garden which enjoys a good degree of privacy and has a lawn, patio areas, two wooden sheds, a greenhouse and wood store.

Garage
A single garage with electric remote controlled roller door and a side door to the garden.





Property Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: C Annual price: £2331 (Maximum 2026)
Energy Performance Certificate Grade C
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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