



3 Bedrooms

Nestled in the sought-after village of West Rainton, Houghton-le-Spring, this distinctive detached residence offers a rare opportunity to acquire a truly individual family home boasting generous proportions throughout.

Occupying an attractive position, the property features an impressive and versatile layout with three exceptionally spacious double bedrooms, making it ideal for growing families or those seeking additional space for home working and guest accommodation.

The accommodation is well-proportioned throughout, providing a wonderful sense of space and character, while the unique design and detached setting set the property apart from more conventional homes in the area.

Externally, the home benefits from a private rear garden, offering an excellent space for outdoor entertaining, family enjoyment, or simply relaxing in peaceful surroundings. In addition, the property boasts a detached garage and ample off-road parking, offering practicality and convenience.

Perfectly positioned within the desirable village of West Rainton, residents can enjoy a semi-rural lifestyle whilst remaining conveniently located for access to local amenities, well-regarded schools, and excellent transport links to Durham, Sunderland and Newcastle.

This is a fantastic opportunity to purchase a substantial and individual detached home in a popular village location, offering generous living accommodation, three large double bedrooms and attractive gardens, all with the potential to create a superb long-term family residence.

Internal viewing is highly recommended.

Offers in the region

£410,000

EPC Rating: To be confirmed

North Street
West Rainton, DH4



GROUND FLOOR:

Reception:

5.66 x 4.59

Double glazed bay window, radiator, electric fire, carpeted flooring.

Second Reception Room:

4.61 x 4.81

Double glazed bay window, three radiators, carpeted flooring.

Third Reception Room:

4.65 x 3.70

Radiator, carpeted flooring, electric fire, staircase leading to first floor.

Conservatory:

4.01 x 4.33

Fully double glazed, French doors leading to rear garden.

Kitchen:

3.75 x 5.68

Range of wall and base units, island, gas hob, extractor, integrated gas oven, tiled flooring, double glazed window, radiator.

FIRST FLOOR:

Bedroom 1:

3.67 x 4.90

Double glazed window, radiator, carpeted flooring.

En - Suite:

Low level W.C, vanity unit with inset sink, shower cubicle, carpeted flooring.

Bedroom 2:

3.62 x 4.78

Double glazed window, radiator, built in sliding door wardrobes, carpeted flooring.

Bedroom 3:

3.62 x 3.70

Double glazed window, radiator, carpeted flooring.



For additional information and full photo gallery please visit www.hegartysestateagents.co.uk



Bathroom:

3.75 x 4.60

Low level W.C, double glazed window, heated towel radiator, vanity unit with twin wash hand basins, large raised inset bath, shower cubicle, carpeted flooring.

EXTERNALLY::

Externally, the home benefits from a private rear garden, offering an excellent space for outdoor entertaining, family enjoyment, or simply relaxing in peaceful surroundings. In addition, the property boasts a detached garage and ample off-road parking, offering practicality and convenience.

EPC: TBC

Council Tax Band: E, Durham Council

Tenure: Freehold

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

PARKING ARRANGEMENTS: Driveway and detached garage.

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

hours are :

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

Tenure - To be advised

Viewing - By appointment through





For additional information and full photo gallery please visit
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract