



St. Godrics Drive, West Rainton, DH4 6SZ
2 Bed - House - Mid Terrace
Offers In The Region Of £110,000

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**** DON'T MISS OUT - BOOK YOUR VIEWING TODAY ** Popular Village Location ** Outskirts of Sunderland, Durham & Houghton Le Spring ** Access to Major Road Links ** Ideal First Home or Buy to Let ** 2020 Re-Fitted Kitchen ** Stylish Bathroom Suite ** GCH With New Radiators 2020 ** Pleasant Cul-De-Sac Position ** Double Length Driveway & Single Garage ** Enclosed Rear Garden ****

The extended floor plan briefly comprises: entrance porch, comfortable lounge, modern fitted kitchen and conservatory leading out to the garden. The first floor has two double bedrooms and attractive bathroom/WC. Externally there are lawned gardens to the front and rear, double length driveway and single garage.

There are a range of local shops and amenities available within West Rainton, with a more comprehensive range of shopping and recreational facilities and amenities available within nearby Houghton-le-Spring and Durham City Centre. West Rainton is well placed for commuting purposes as it lies adjacent to the A(690) Durham to Sunderland Highway making it accessible to other regional centres.



Entrance

Lounge

Kitchen

Conservatory

First Floor

Bedroom

Bedroom

Bathroom/WC

Tenure

Freehold

Council Tax Band

Band B, Approx £1663pa





St Godrics



GROUND FLOOR

FIRST FLOOR

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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.