



Stuart Edwards
ESTATE AGENTS

14 SOUTH STREET, WEST RANTON, HOUGHTON LE SPRING,
DH4 6PA
FOR SALE £210,000

DURHAM'S MOST EXPERIENCED PROPERTY PROFESSIONALS





AREA INFORMATION

West Rainton has a lot to offer, with a wide range of local amenities including local shops, chemist, post office and primary school. West Rainton will meet the needs of the most discriminating purchasers in terms of location.

The location is ideal for those who require good road access throughout the North East and provides excellent road network links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland. It also lies within close proximity of Houghton le Spring Town Centre and Doxford International Business Park.

Durham City is situated approximately 5 miles away with its delightful cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.



FULL DESCRIPTION

A deceptively spacious 2 bedroom, stone built, 2 storey cottage occupying a magnificent site of approximately 1/4 acre. The property has great character, charm and occupies a delightful position overlooking the village green.

The living accommodation briefly comprises:

Entrance hall, cloakroom/w.c, sitting room/dining area with feature fireplace and living flame gas fire, lounge with original cast iron fireplace, recently refitted kitchen and UPVC double glazed conservatory.

First Floor: 2 bedrooms and bathroom.

Externally: There is a large garden offering any potential purchaser the opportunity to extend and redevelop the existing property.

Benefiting from gas central heating, security alarm system, exterior lighting and UPVC double glazing.

Viewing is essential to appreciate the potential of this property.

ENTRANCE

UPVC entrance door leading to hallway with radiator.

CLOAKROOM/WC

Low level wc, wash hand basin and pebble effect flooring.

SITTING ROOM/DINING ROOM

20' x 15' 5" (6.1m x 4.7m) overall size Brick built feature fireplace with tiles hearth and inset living flame gas fire.

Patio doors leading from the dining area to the conservatory.

CONSERVATORY

17' 6" x 14' (5.33m x 4.27m) UPVC double glazed with stone flagged flooring, two double radiators and double doors leading to the patio area and garden.

LOUNGE

12' 6" x 13' (3.81m x 3.96m) Parquet style flooring, feature bow window, two wall light points and original cast iron fireplace with inset living flame gas fire.

KITCHEN

11' 2" x 6' 3" (3.4m x 1.91m) Recently refitted range of wall and floor units incorporating breakfast bar with laminate worktops and inset black single drainer sink unit. Integrated stainless steel oven, ceramic hob and extractor hood. Double radiator, laminate worktops and rear entrance door.



FIRST FLOOR LANDING

BEDROOM 1

14' 8" x 11' (4.47m x 3.35m) Period style feature fireplace, radiator, built-in wardrobes and windows overlooking the village green.

BEDROOM 2

11' 4" x 8' 6" (3.45m x 2.59m) Double radiator, cupboard housing the central heating boiler and window overlooking the rear garden.

BATHROOM

White suite comprising: vanity unit with inset wash hand basin, low flush w.c, corner shower cubicle with spa shower and seat, overhead and wrap around steam facility and piped music. Chrome heated towel rail, feature tiled walls, ceramic tiled flooring and laminate ceiling with spotlighting and extractor.

GARDENS

Large rear garden bordered by mature trees with a large York Stone effect patio and pergola. Timber shed, brick built store and small yard area with storage having power supply and plumbed for automatic washing machine.

TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.



VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

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