



Stuart Edwards  
ESTATE AGENTS

STATION ROAD, WEST RANTON, DURHAM, COUNTY  
DURHAM, DH4 6SF  
**FOR SALE £134,950**

DURHAMS 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, play park, St Marys Church, local primary school and children's nursery.

Station Road 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.



### **ENTRANCE HALLWAY**

UPVC double glazed entrance door. Hallway with granite tiled flooring and double radiator.

### **LOUNGE**

5.66m(18'7") x 5.31m(17'5") Minster style feature fireplace with inset cast iron solid fuel burner. Two wall light points, double radiator and under stair storage cupboard.

### **KITCHEN**

3.40m(11'2") x 2.79m(9'2") Extensive range of wall and floor units in natural wood, with granite worktops, upstands and inset stainless steel sink. Integrated fridge/freezer, dish washer and stainless steel electric oven with gas hob and extractor canopy. Granite tiled flooring, chrome feature radiator and UPVC double glazed rear entrance door.



### **CONSERVATORY**

3.51m(11'6") x 3.51m(11'6") UPVC double glazed with double radiator, two wall light points and patio doors leading to the rear garden.

### **GROUND FLOOR BATHROOM**

Luxury white suite comprising: low level wc, wash hand basin, freestanding bath and separate multi functional shower cubicle. Fully feature tiled walls, chrome heated towel rail, granite tiled flooring and fitted cabinets housing automatic washer/dryer.

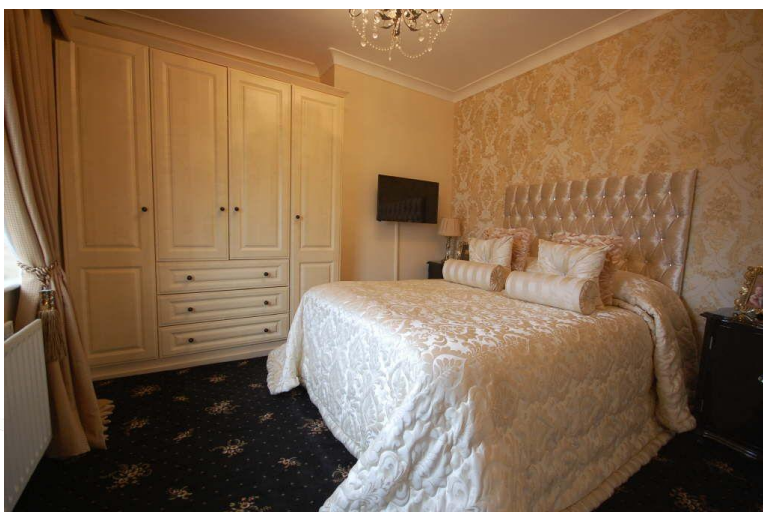


### **FIRST FLOOR LANDING**

With double glazed window to the rear.

### **BEDROOM 1**

3.45m(11'4") x 3.00m(9'10") With double radiator and double glazed window facing the front of the property, overlooking open fields and countryside..



### **BEDROOM 2**

3.15m(10'4") x 2.29m(7'6") Double radiator, i range of fitted wardrobes incorporating bed base and UPVC double glazed window overlooking the rear of the rear of the property.

### **SEPARATE WC**

Low level wc, wash hand basin, fully feature tiled walls and granite tiled flooring.



### **LOFT CONVERSION**

5.23m(17'2") x 2.49m(8'2") Accessed via a conventional staircase.

With two velux windows and access to roof void providing additional storage space.

### **EXTERNALLY**

Low maintenance patio garden with fenced boundaries.

### **HEATING/GLAZING/EXTRAS**

Gas central heating via combi boiler, Oak veneered internal doors throughout and UPVC double glazing.



### **TENURE:**

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 in 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.



### **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 a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.



### **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!

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### **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 OnTheMarket.com

### **THANK YOU**

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

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

