



Rainton View, West Rainton, DH4 6RT
2 Bed - House - Semi-Detached
Offers Over £100,000

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Rainton View

West Rainton, DH4 6RT

No Upper Chain ** Large Rear Garden ** Driveway Parking ** Air Source Heating ** Village Location ** Upvc Double Glazing ** Outskirts of Sunderland & Durham ** Good Road Links ** Ideal Starter, Young Family or Investment Property **

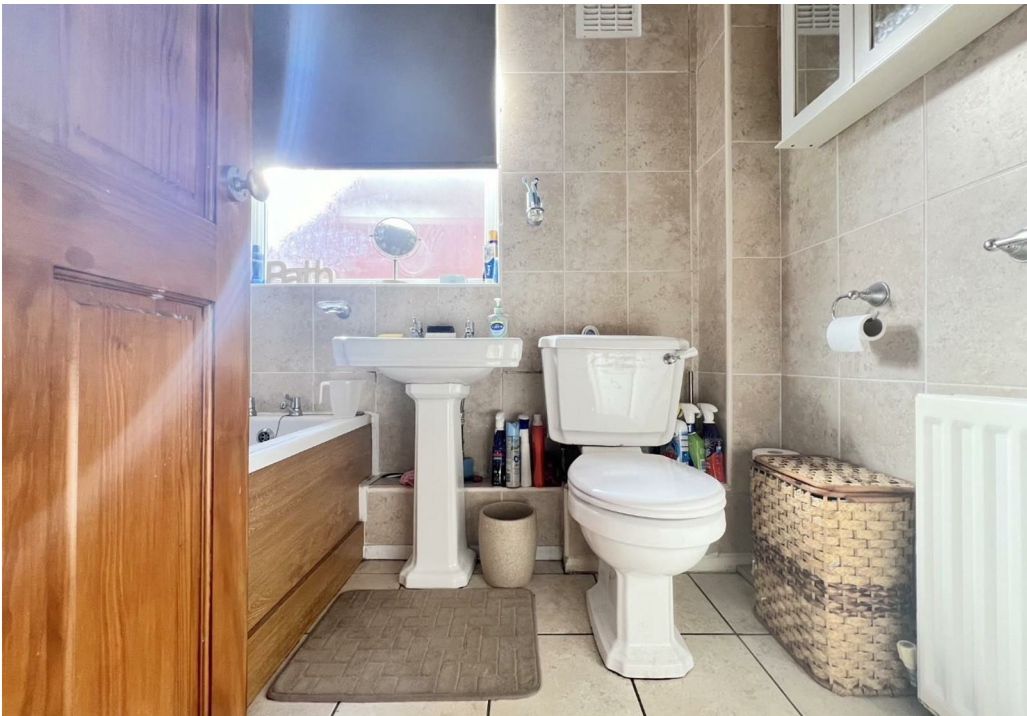
The floor plan comprises: entrance hallway, comfortable lounge and dining room with French doors to the rear garden. The kitchen has been re-fitted and has a useful utility area. The first floor has two double bedrooms and bathroom/WC which includes over bath shower. Outside there are front and rear gardens. The front could provide off street parking.

West Rainton is a picturesque village in County Durham that offers a quiet, semi-rural lifestyle with convenient access to city amenities, making it an appealing choice for potential buyers. The village has a range of local amenities, including shops, a pharmacy, and traditional pubs, providing everyday essentials within a close-knit community atmosphere. For families, there are schools in and around the area, along with green spaces and nearby recreational facilities for leisure activities. West Rainton is well-connected by road, with the A690 providing a direct route to both Durham City and Sunderland, making commuting easy. The nearby A1(M) also offers excellent links to the wider region, while regular bus services ensure accessible public transport options. Additionally, the surrounding countryside and nearby Rainton Meadows Nature Reserve offer scenic landscapes and outdoor pursuits for nature lovers. With its blend of rural charm, good transport links, and local conveniences, West Rainton is a desirable location for a range of buyers seeking a peaceful yet accessible village lifestyle.









GROUND FLOOR

Hallway

Lounge Dining Room

15'11 x 11'10 (4.85m x 3.61m)

Kitchen

9'9 x 8'4 (2.97m x 2.54m)

Utility Area

FIRST FLOOR

Bedroom

14'10 x 9'5 (4.52m x 2.87m)

Bedroom

10'9 x 10'8 (3.28m x 3.25m)

Bathroom/WC

7'4 x 5'5 (2.24m x 1.65m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Air Source Heating

Broadband: Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

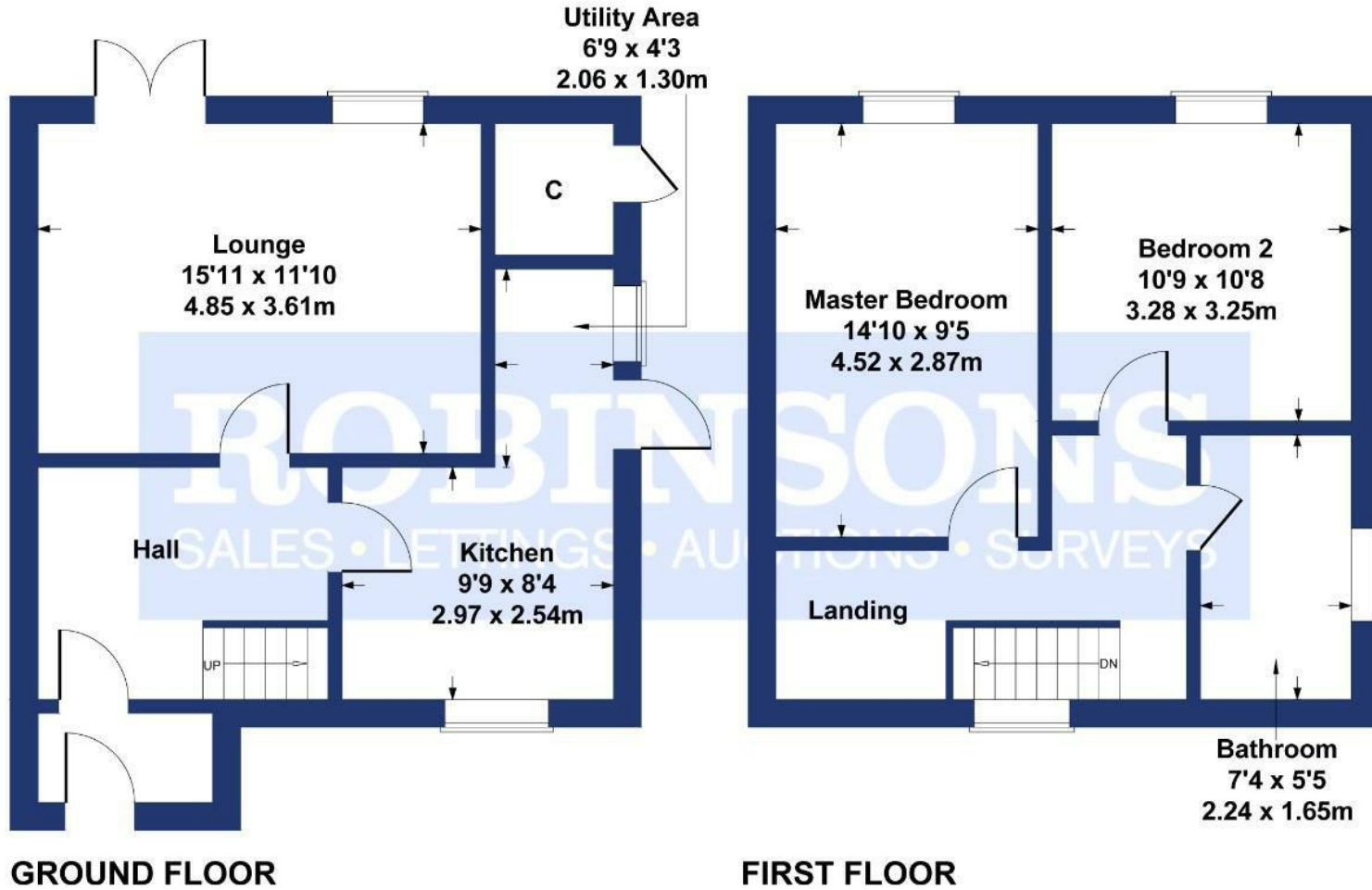
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Rainton View

Approximate Gross Internal Area
872 sq ft - 81 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(81-81)	B		
(69-80)	C	71	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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