



Hedley Hill Terrace, Waterhouses, DH7 9AZ  
3 Bed - House - Mid Terrace  
£150,000

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# Hedley Hill Terrace

## Waterhouses, DH7 9AZ

Superb Cottage Style Home \*\* Ideal Starter or Young Family Home \*\* Good Buy-to-Let or Airbnb \*\* Gardens & Parking \*\* Semi Rural Setting \*\* Air Source Heating & Solar Panels \*\* Outskirts of Durham \*\* Village Amenities Available in Near By Esh Winning \*\* Road Links \*\* Upvc Double Glazing \*\* Must Be Viewed \*\*

Beautifully positioned, this charming mid-terraced cottage is brimming with character and enjoys lovely open views to both the front and rear.

Inside, the accommodation includes; entrance, a cosy lounge with feature multi fuel burning stove and UPVC double-glazed French doors opening onto a stone patio. The spacious fitted kitchen with dining area has a range of units and has access to external. The first floor has two double bedrooms, a further single bedroom/office and bathroom/WC, fitted with a modern white suite including over bath shower.

Outside, the property features a long, lawned front garden and, across the lane, a private rear garden with parking and storage.

Exceptionally cost-effective to run, the cottage benefits from solar panels, air-source heating system, and an independent multi-fuel stove. It is also UPVC double glazed throughout.

Offered with early vacant possession and no onward chain, this delightful home is situated approximately 7.5 miles west of Durham City—around 15 minutes by car. Waterhouses is ideally located for countryside access and offers a village hall, local pub, play park, and schools within a 10-minute walk.

With so much to offer, this property is expected to attract strong interest. Early viewing is highly recommended to avoid disappointment.























## GROUND FLOOR

### Lounge

15'9 x 14'10 (4.80m x 4.52m)

### Kitchen Diner

15'10 x 9'0 (4.83m x 2.74m)

## FIRST FLOOR

### Bedroom

11'9 x 11'8 (3.58m x 3.56m)

### Bedroom

9'7 x 9'0 (2.92m x 2.74m)

### Bedroom / Office

8'10 x 5'4 (2.69m x 1.63m)

## Bathroom/WC

### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Property Construction – Assumed Standard

Gas Supply - None

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric Air Source Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Rights & Easements – None known but this should be clarified by a legal representative.

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees- None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – No

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



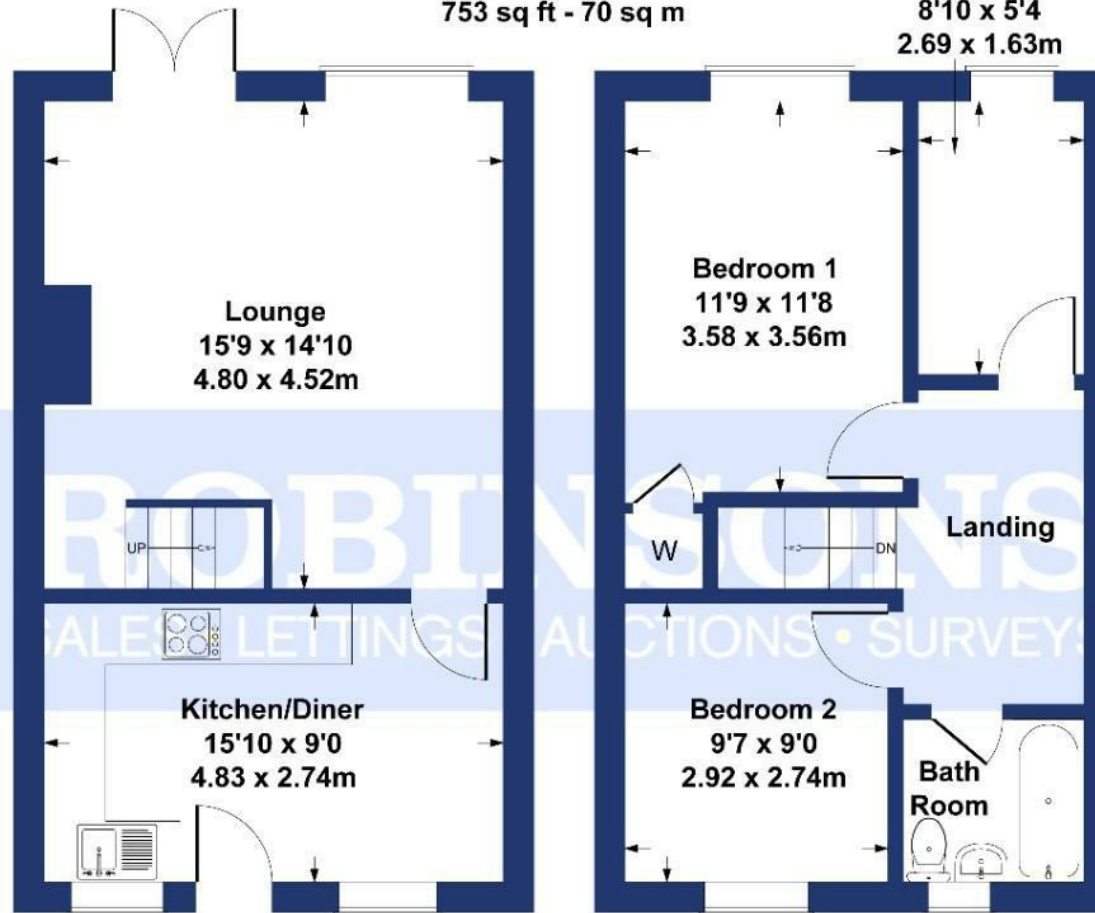




# Hedley Hill Terrace

Approximate Gross Internal Area  
753 sq ft - 70 sq m

Bedroom 3  
8'10 x 5'4  
2.69 x 1.63m



**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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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