



The Crescent, West Rainton, DH4 6SB
4 Bed - House - Semi-Detached
£150,000

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The Crescent

West Rainton, DH4 6SB

* NO CHAIN * MUCH IMPROVED * RARELY AVAILABLE * NICE OUTLOOK TO REAR * LARGE DETACHED GARAGE / WORKSHOP * OFF-STREET CAR PARKING * SUPERB SIZE KITCHEN * NICE SIZED LOUNGE WITH LOG BURNER * DOWNSTAIRS WC *

Offered to the market with the benefit of no onward chain, this much improved and rarely available four-bedroom semi-detached home enjoys a generous plot that includes a large detached garage/workshop and a private rear garden.

The internal floorplan comprises a hallway, downstairs WC, well-sized lounge with log burner, and a stunning kitchen with ample wall and base units, a Belfast-style sink, and space for a dining table.

On the first floor there are four well-proportioned bedrooms and a family bathroom.

Externally there is off-street car parking to the front, and a shared drive which leads to a private, low-maintenance rear garden that is not directly overlooked and houses a large detached garage/workshop.

Located in the village of West Rainton, just a short drive from Durham City, the property benefits from a strong range of local amenities including a village shop, primary school, pub, and regular bus services. It's ideal for commuters with quick access to the A690 and A1(M), linking you easily to Durham, Sunderland and Newcastle. The nearby Rainton Meadows Nature Reserve and surrounding countryside offer fantastic opportunities for walking and outdoor recreation.











GROUND FLOOR

Hallway

Downstairs WC

Lounge

16'8" x 11'5" (5.1 x 3.5)

Kitchen

26'2" x 10'2" (8 x 3.1)

FIRST FLOOR

Landing

Bedroom

11'9" x 11'1" (3.6 x 3.4)

Bedroom

10'9" x 8'6" (3.3 x 2.6)

Bedroom

13'9" x 8'2" (4.2 x 2.5)

Bedroom

10'2" x 8'10" (3.1 x 2.7)

Bathroom

7'6" x 5'6" (2.3 x 1.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 73 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Check with your network supplier.

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

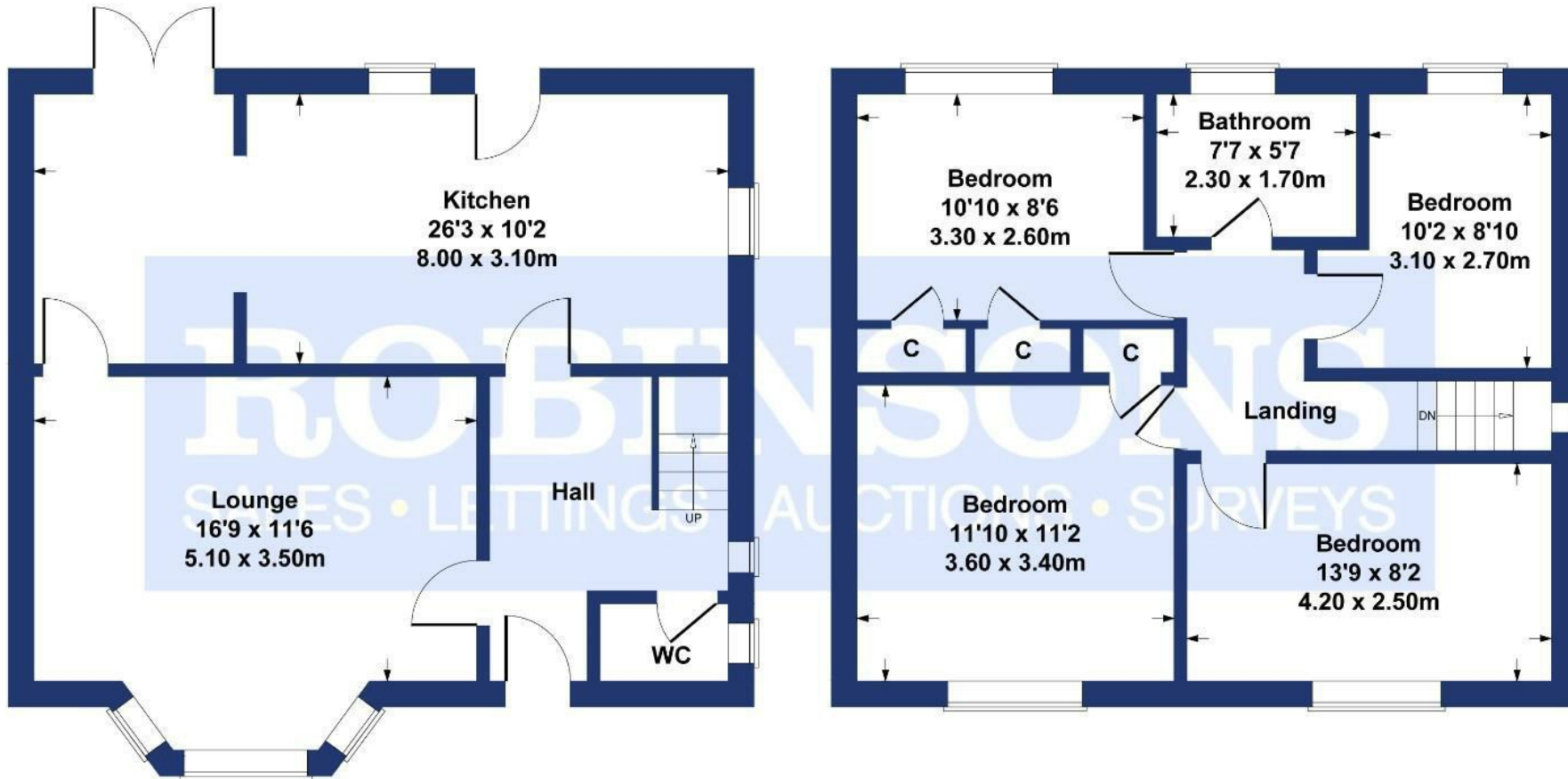
Energy Rating: C

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.

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Approximate Gross Internal Area
1184 sq ft - 110 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(81-81)	B		
(69-80)	C	72	
(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	



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

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



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