

South Street, West Rainton, DH4 6PA
2 Bed - House - Terraced
Starting Bid £65,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

South Street
West Rainton, DH4 6PA

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £65,000 * Buyers Premium applies please see full details for information *

Occupying a pleasant position within the heart of the popular village of West Rainton, this spacious cottage-style home offers fabulous potential and represents excellent value for money. Enjoying an attractive open outlook over greenery to the front and a garden to the rear, the property provides generous and versatile accommodation that will appeal to a wide range of buyers, including first-time purchasers, families and investors alike.

Whilst requiring some general upgrading and modernisation, the property offers a fantastic opportunity for buyers to add their own style and create a lovely home. Benefiting from double glazing and gas central heating, the accommodation briefly comprises a comfortable lounge and a spacious kitchen diner with direct access to the rear garden. To the first floor are two generous double bedrooms, a useful additional room ideal as a home office, nursery or storage space, and a shower room/WC.

West Rainton is a well-established village offering a range of everyday amenities, whilst enjoying excellent road connections providing convenient access to Durham City, surrounding towns and major routes north and south, making it an ideal location for commuters.

Offered for sale with the added advantage of no onward chain, this charming property combines generous living space, a pleasant village setting and superb potential at an attractive price point. Early viewing is strongly recommended to appreciate the accommodation and possibilities on offer.










HAPPILY
ever after



















Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Agents Notes

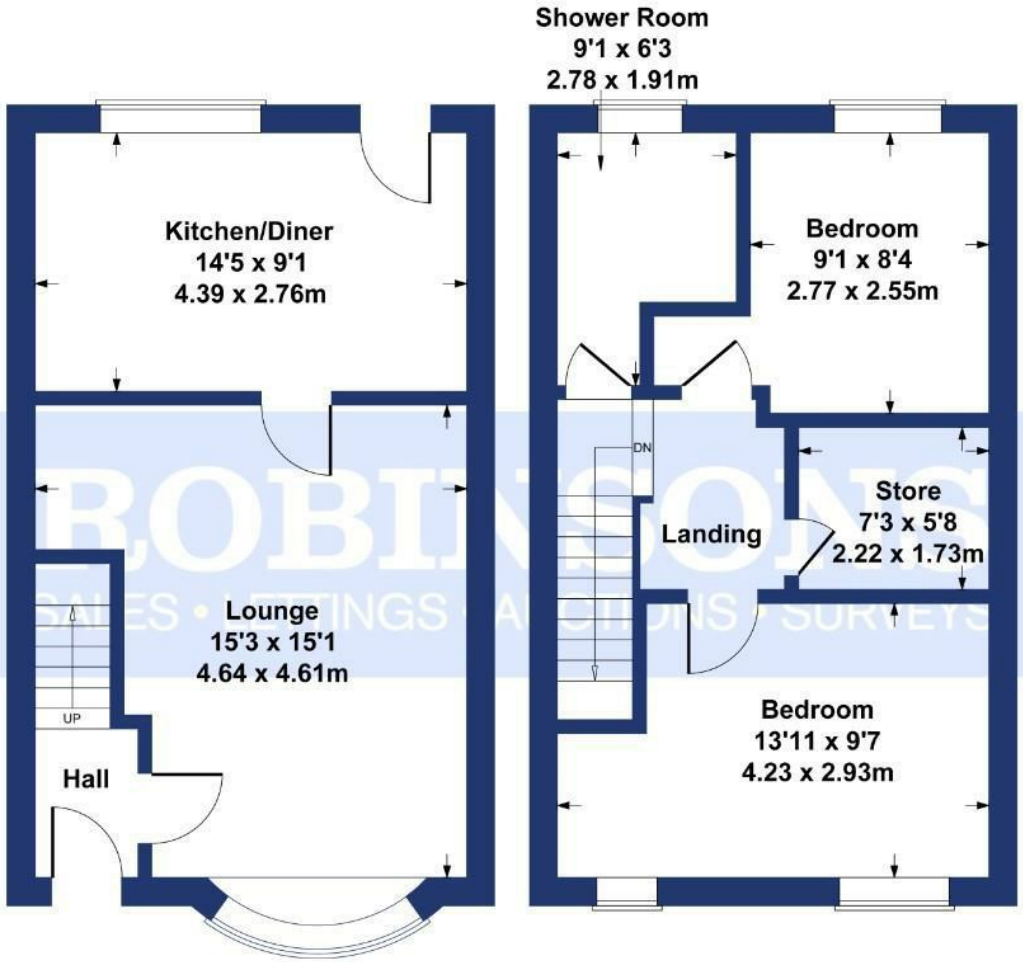
Some images have been digitally enhanced, including lighting adjustments and removal of personal items, without altering or misrepresenting the property.

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Property Construction – Standard
Gas Supply - Mains, Electricity supply – Mains, Water Supply – Mains, Sewerage – Mains
Heating – Gas Central 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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – Not that we are aware
Rights & Easements – Right of access to the rear of the property. This should be check by a legal representative prior to purchase or exchange
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 – None known
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

South Street

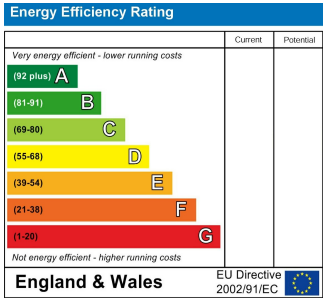
Approximate Gross Internal Area
797 sq ft - 74 sq m



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. 2026



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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA
Association of Residential Letting Agents
mortgage CHOICE
from Robinsons