



Woodland View, West Rainton, DH4 6RL
2 Bed - House - Semi-Detached
O.I.R.O £95,000

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No Upper Chain ** Modern Kitchen & Bathroom ** Pleasant Position ** Village Location ** Outskirts of Durham & Sunderland ** Ideal Starter or Young Family Home ** GCH & Double Glazing **

The main entrance opens into a small porch, perfect for storing coats and shoes, before leading through to an L-shaped open plan living and dining room. This bright, welcoming space is flooded with natural light from side windows and fully glazed French doors. Completing the ground floor is a modern, recently fitted kitchen.

To the first floor there are two double bedrooms and a family bathroom fitted with a contemporary three-piece suite. The property also benefits from a loft room, currently used as a bedroom, although it does have reduced head height.

Externally, there is a wall-enclosed garden to the front, while to the rear a paved patio area is surrounded by high fencing, providing plenty of space for outdoor seating, pots and plants.

West Rainton is conveniently located just off the A690 Durham to Sunderland Highway, offering easy access to the A1(M) interchange at Carrville, making it ideal for commuters. A wide range of shopping, leisure facilities and amenities can be found within Durham City Centre, Houghton-le-Spring and Sunderland, all of which are within easy driving distance.



GROUND FLOOR

Porch

Lounge Dining Room

20'5 x 9'4 (6.22m x 2.84m)

Kitchen

9'7 x 8'4 (2.92m x 2.54m)

FIRST FLOOR

Bedroom

10'9 x 10'5 (3.28m x 3.18m)

Bedroom

11'9 x 9'5 (3.58m x 2.87m)

Bathroom

7'7 x 5'6 (2.31m x 1.68m)

Loft Space

18'10 x 7'7 (5.74m x 2.31m)

Agents Notes

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

Tenure: Freehold

Estate Management Charge – NA

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

Selective licencing area – We believe yes

Rights & Easements – shared rear path

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 – Loft converted but none compliant

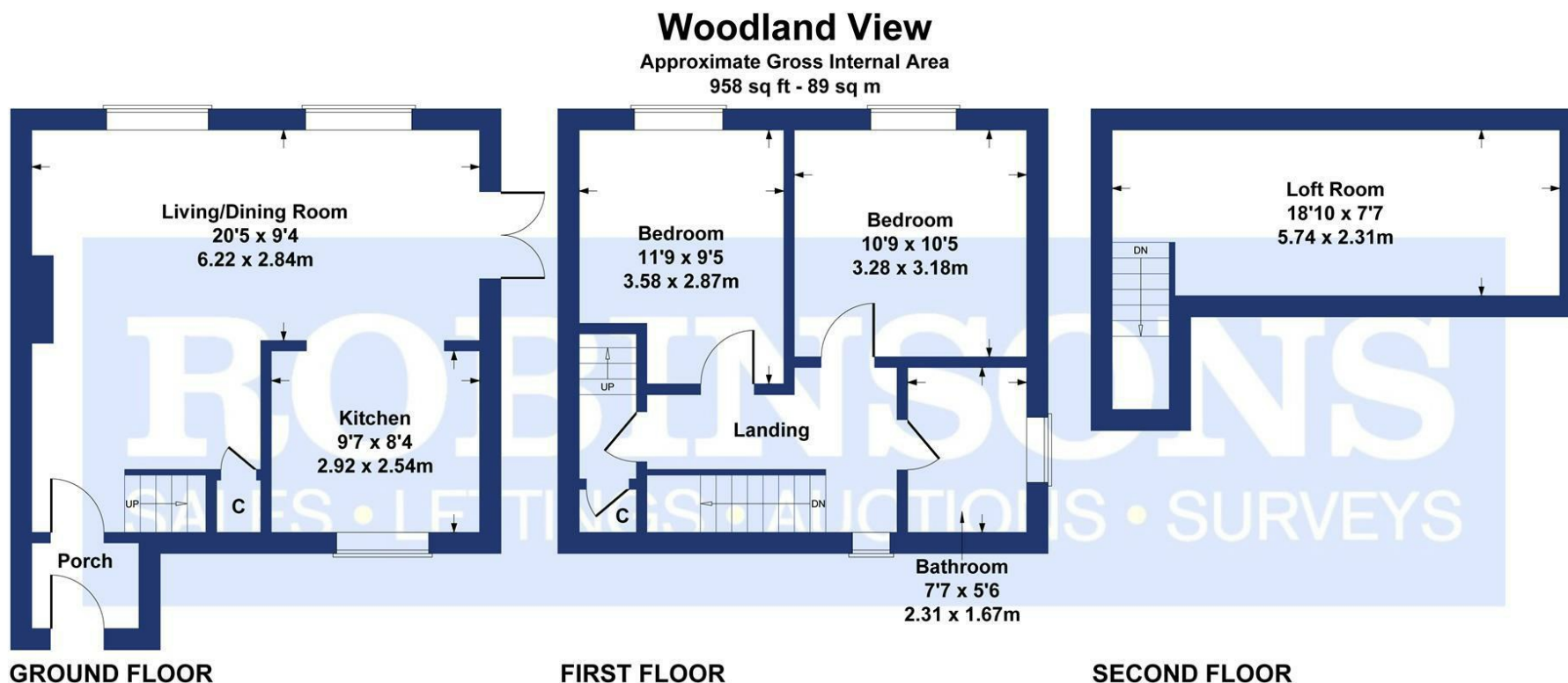
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.







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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.