



Prospect View, West Rainton, DH4 6RP
4 Bed - House - Detached
O.I.R.O £136,500

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Prospect View

West Rainton, DH4 6RP

*** ALL BIDS along with proof of funds/finance to be submitted in writing to Robinsons by close of business Wednesday 16th April 2025 ***

Investment / Development Opportunity ** Village Location ** Residential Use ** Outskirts of Durham & Sunderland ** Good Road Links North & South ** Spacious & Versatile ** GCH & Upvc Double Glazing ** Local Amenities **

The property is being sold by Believe Housing, and was used as a community hub but we are advised it has residential use.

The ground floor layout comprises: Hallway, two large reception areas, kitchen, two wc's, store/utility, and shower room/wc. The first floor, which has its own rear entrance comprises; hallway, reception room, kitchen, study, wc, four bedrooms, and bathroom. There is outside garden space, which the boundaries are to be confirmed.

West Rainton is a picturesque village on the outskirts of Durham City, offering a serene semi-rural lifestyle while maintaining convenient access to nearby urban centres. The village offers a variety of amenities and a Primary School.

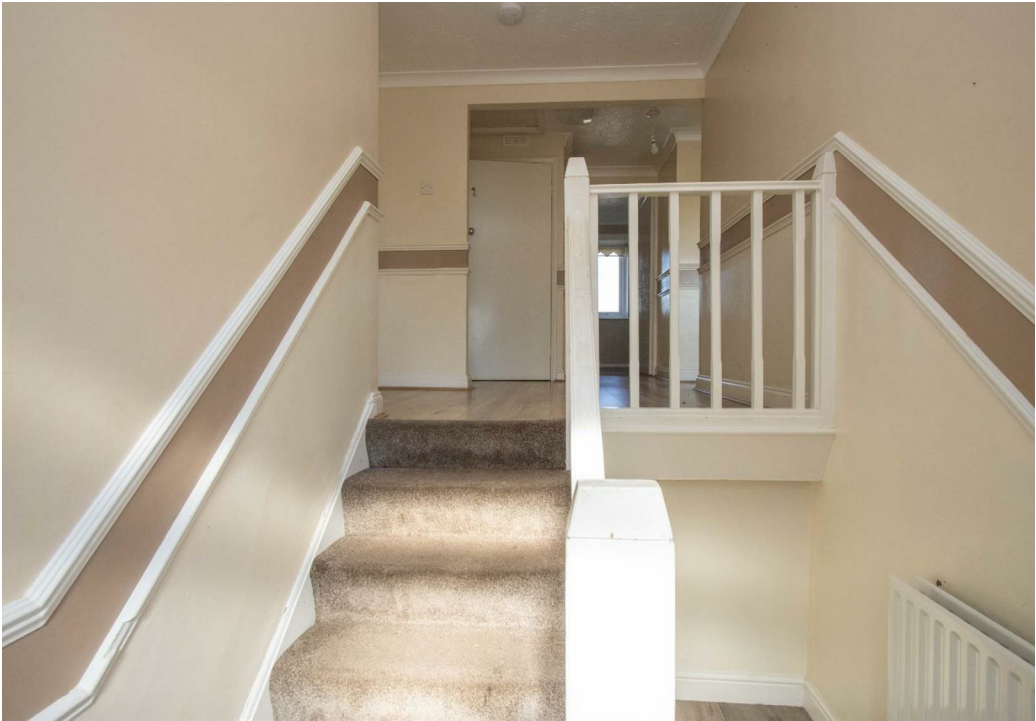
Transport links are excellent, with the A690 running adjacent to the village, providing direct routes to both Durham City and Sunderland. The A1(M) motorway is also easily accessible, ensuring smooth connections to the wider North East region, making commuting straightforward and efficient.

West Rainton is surrounded by beautiful countryside, perfect for scenic walks and outdoor activities. Nearby, Ramside Hall Hotel offers two golf courses, an award-winning spa, and a high-quality gym, providing fantastic leisure options for residents. Durham City Centre is just a short drive away, featuring a wealth of high street stores, restaurants, and cultural attractions.













GROUND FLOOR

Hallway

Reception

29'10 x 21'10 (9.09m x 6.65m)

Reception

13'07 x 12'06 (4.14m x 3.81m)

Kitchen

13'06 x 11'09 (4.11m x 3.58m)

Utility / Store

6'11 x 6'0 (2.11m x 1.83m)

W C

W C

Shower Room/WC

6'11 x 5'11 (2.11m x 1.80m)

FIRST FLOOR

Hallway

Reception

13'05 x 13'01 (4.09m x 3.99m)

Kitchen

12'0 x 9'05 (3.66m x 2.87m)

Study

6'09 x 4'10 (2.06m x 1.47m)

Bedroom

12'0 x 9'11 (3.66m x 3.02m)

Bedroom

11'08 x 9'10 (3.56m x 3.00m)

Bedroom

11'11 x 9'10 (3.63m x 3.00m)

Bedroom

8'11 x 12'0 (2.72m x 3.66m)

W C

Bathroom/WC

5'01 x 5'05 (1.55m x 1.65m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: 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.





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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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







