



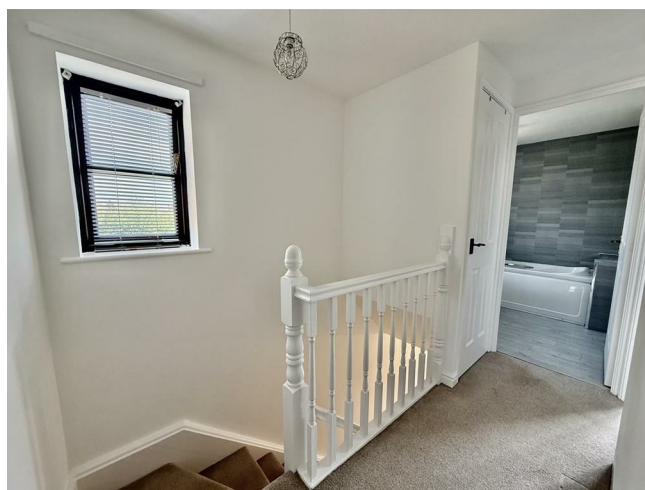
15 St. Godrics Drive, West Rainton, Houghton Le Spring, DH4 6SZ

Offers Over £150,000



## Key features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- MODERN BATHROOM
- GARDEN TO THE FRONT, SIDE AND REAR
- OFF ROAD PARKING
- DETACHED GARAGE
- CUL-DE-SAC
- NO ONWARD CHAIN
- VIEWING ADVISED



## Description

Situated in the charming area of St. Godrics Drive, West Rainton, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the spacious kitchen/diner, which is ideal for family meals and social gatherings. This area is designed to be both functional and inviting, making it a wonderful space to create lasting memories.

Additionally, the property features a detached garage, providing convenient storage or potential for a workshop, catering to various needs. One of the standout benefits of this home is that it comes with no onward chain, allowing for a smoother and quicker transaction process.

Situated in a peaceful neighbourhood, this semi-detached house is not only a comfortable residence but also a fantastic investment in a desirable location. With its blend of practicality and charm, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.



ENTRANCE HALL

LOUNGE

16'5 x 11

KITCHEN/DINER

14'5 x 8'8

STAIRWAY/LANDING

BEDROOM ONE

13'7 x 7'11

BEDROOM TWO

10'6 x 10'3

BEDROOM THREE

10'8 x 8

BATHROOM

9'11 x 4'6








## EXTERNAL

### DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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