



Fair View

West Rainton DH4 6RX

Offers In The Region Of £100,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Fair View

West Rainton DH4 6RX



- No chain involved
- EPC RATING - TBC
- Large garden

- Perfect for FTBs
- Two double bedrooms
- Off street parking

- Ideal investment opportunity - Potential rental income up to £650 PCM
- Can be sold with some furniture and appliances
- Modern interior

Available with no onward chain, this modern and spacious semi detached house in a popular location within West Rainton, is perfect for both first time buyers and investors.

The generous accommodation comprises of an entrance hallway leading in to an open plan living and dining room and fitted kitchen with access to a utility room/rear lobby. To the first floor there are two spacious double bedrooms and bathroom fitted with white suite. Externally the property provides off street parking to the front and a large rear garden with decked patio area.

Fair View is situated close to local amenities which are available within West Rainton. Its is also ideally placed for commuting purposes as it lies off the A690, providing easy access to both Durham City and Sunderland, as well as the A1(M) interchange at Carrville.

GROUND FLOOR

Hall

Welcoming hallway entered via UPVC double glazed door. Having a UPVC double glazed opaque window to the front, stairs leading to the first floor, understairs cupboard and radiator.

Living and Dining Room

15'11" x 11'10" (4.87 x 3.62)

Spacious reception room with UPVC double glazed french doors opening to the rear garden, a UPVC double glazed window, media wall with electric fire and built in bar, laminate flooring and two radiators.

Kitchen

9'10" x 8'5" (3.00 x 2.57)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the front, laminate flooring and wall panel radiator.

Utility Room

6'9" x 4'1" (2.07 x 1.25)

Fitted with co-ordinating units and worktops, laminate flooring, a UPVC double glazed window to the side and external door to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the front and access to the loft.

Bedroom One

14'9" x 9'4" (4.52 x 2.87)

Generous double bedroom with a UPVC double glazed window to the rear, radiator and a cupboard housing the combi gas central heating boiler.

Bedroom Two

10'9" x 10'5" (3.29 x 3.19)

Further well proportioned double bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

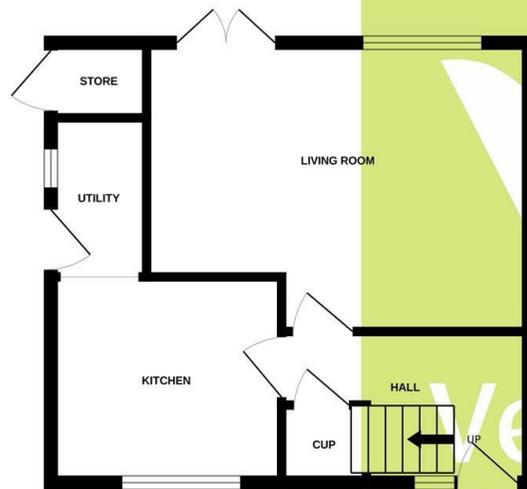
7'5" x 5'6" (2.28 x 1.68)

Fitted with a white suite comprising of a panelled bath with mixer shower over, pedestal wash basin and WC. Having tiled splashbacks, laminate flooring, a heated towel rail, extractor fan and radiator and UPVC double glazed opaque window to the side.

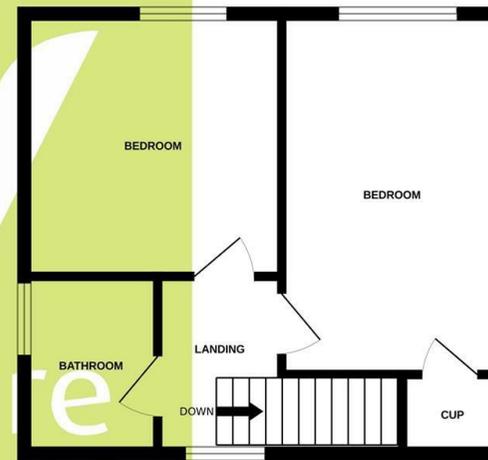
EXTERNAL

To the front of the property is a lawned garden with off street parking whilst to the rear is a further generous, enclosed garden with lawn, decked patio area and shed. There is also a built-in storage shed to the side of the house.

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/covrage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade TBC

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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