



## Hamilton Row

Durham DH7 9AU

Offers In The Region Of £189,950





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# Hamilton Row

Durham DH7 9AU



- No chain involved
- EPC RATING - TBC
- Spacious throughout

- Unique and rarely available
- Woodland views to the front and rear
- Two double bedrooms and loft room

- Semi-rural location
- Generous garden
- Three reception rooms

A superb opportunity to purchase a unique detached house in the sought after semi-rural village of Waterhouses. The property offers lots of potential and benefits from spacious accommodation throughout and a large garden with superb views over surrounding countryside.

The impressive floor plan comprises to the ground floor of an entrance hallway, two spacious reception rooms each, fitted kitchen and garden room with french doors to the rear garden. To the first floor a galleried landing leads to two generously proportioned double bedrooms, further loft room and large bathroom/WC.

The property enjoys beautiful views to both the front and rear and has direct access to the Deerness Valley walkway, making it perfect for walking and enjoying the surrounding countryside. The village of Waterhouses has a traditional pub and community centre and has good road links for travel to surrounding towns and villages.

Viewing is highly recommended to avoid disappointment and for full appreciation of this lovely home.

## GROUND FLOOR

### Hall

Having wood flooring, radiator and internal door to the living room.

### Living Room

14'7" x 15'6" (4.46 x 4.74)

Having a UPVC double glazed bow window to the front, feature fireplace with decorative tiled inlay, wood flooring and radiator. Double doors leading through to the dining room.

### Dining Room

14'7" x 13'3" (4.46 x 4.04)

Spacious reception room with french doors to the garden room, staircase leading to the first floor, wood flooring and radiator.

### Kitchen

12'5" x 7'3" (3.79 x 2.22)

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

### Garden Room

8'6" x 7'10" (2.60 x 2.39)

With UPVC double glazed french doors opening to the rear garden, a UPVC double glazed window to the side, tiled flooring and opening to the kitchen.

## FIRST FLOOR

### Landing

A galleried landing with stairs to the loft room and radiator.

### Bedroom One

14'7" x 11'7" (4.46 x 3.55)

Generous double bedroom with two UPVC double glazed windows to the front, a radiator and shower cubicle.

### Bedroom Two

14'2" x 8'10" (4.33 x 2.71)

Further well proportioned double bedroom with a UPVC double glazed window to the rear, built in wardrobe, laminate flooring and radiator.

### Bathroom/WC

12'5" x 7'10" (3.81 x 2.41)

Large bathroom comprising of a double sized bath, cubicle with electric shower, pedestal wash basin, WC, fully tiled walls and flooring, radiator and UPVC double glazed opaque window to the side.

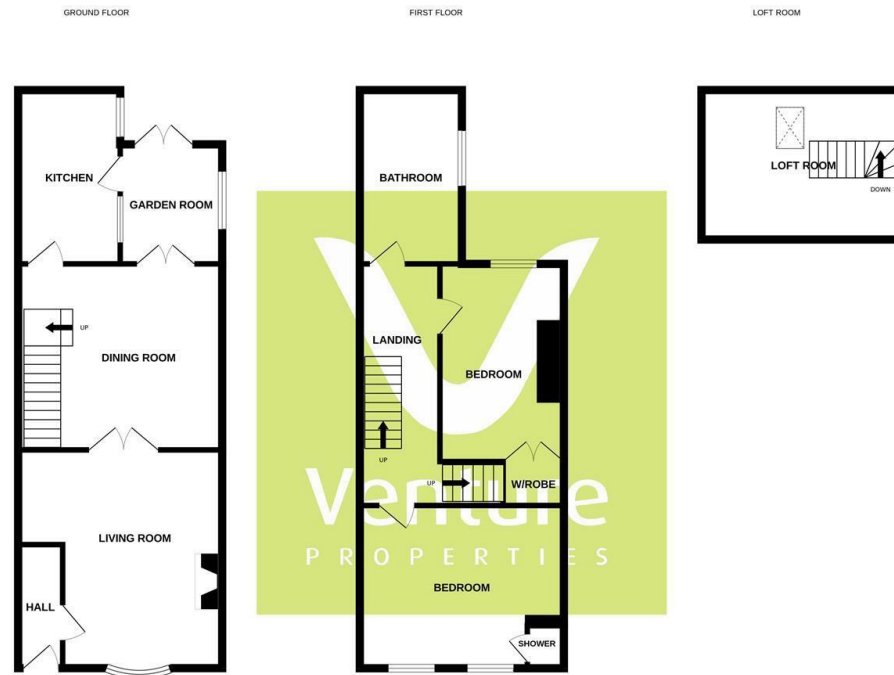
### Loft Room

14'1" x 10'7" (4.31 x 3.25)

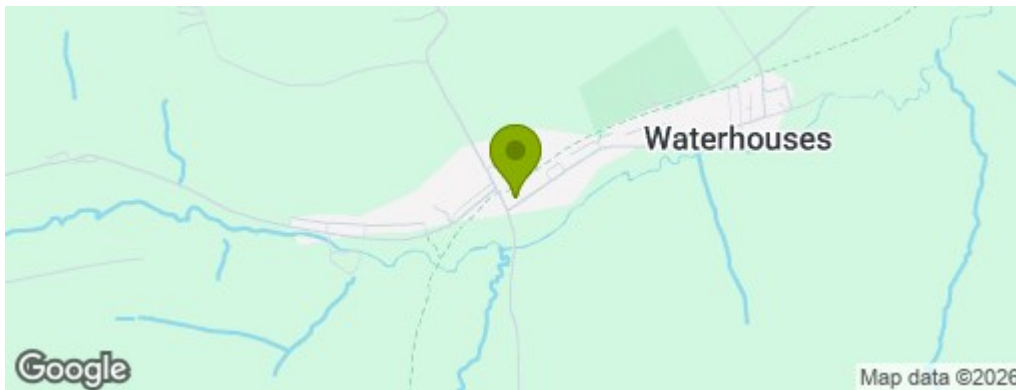
Having a velux window and laminate flooring.

## EXTERNAL

To the rear of the property is an enclosed garden enjoying a good degree of privacy. Backing on to the Deerness Valley walkway it is ideal for walks taking in the surrounding countryside.



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: Check via OFCOM website.

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

Council Tax: Durham County Council, Band: A Annual price: £1748 (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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