



## 3 bed semi-detached house to buy in DH4

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

**£169,950** Offers Over

🏠 x3 🪑 x1 🚗 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Three Bedrooms
- ✓ Large Extension
- ✓ Large Driveway
- ✓ Close to Local Amenities
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

St. Godric's Drive, West Rainton – Charming 3-Bedroom Semi-Detached Home with Large Extension & Loft Office

Nestled in the sought-after village of West Rainton, this beautifully presented three-bedroom semi-detached property offers generous living space, modern finishes and superb versatility—perfect for growing families or those seeking additional room to work from home.

To the front, the home boasts a large private driveway with space for up to three cars, offering excellent parking.

Inside, the welcoming entrance hall leads into a bright and inviting living room, ideal for relaxing evenings. The well-appointed kitchen flows effortlessly into a spacious extended dining and reception area, creating a fantastic open-plan feel perfectly suited to both everyday living and entertaining guests.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all finished to a high standard. A particular highlight is the fully boarded loft, thoughtfully converted into an additional office space, providing a quiet and practical area for remote working or study.

Externally, the property benefits from a south-west facing rear garden, offering plenty of sunshine throughout the day. Designed for low maintenance, it provides ample room for outdoor seating, play areas or summer entertaining.

A superb opportunity to acquire a spacious, extended home in a popular residential location—early viewing is highly recommended.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £169,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## External Front



## Entrance Hall

## Living Room

4.952m x 3.378m (16'2" x 11'0")

## Kitchen

4.426m x 2.621m (14'6" x 8'7")

## Dining Room

3.721m x 3.081m (12'2" x 10'1")

## First Floor Landing

3.073m x 1.955m (10'0" x 6'4")

## Bedroom One

3.952m x 2.43m (12'11" x 7'11")



## Bedroom Two

3.568m x 2.426m (11'8" x 7'11")

## Bedroom Three

2.65m x 1.964m (8'8" x 6'5")



## Bathroom

2.049m x 1.885m (6'8" x 6'2")




## Loft Conversion



## Exterior Garden





| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   | 74      | 79  |
| (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, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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