



## 2 bed terraced house to buy in

Hamilton Row, Waterhouses, Durham,  
Durham, DH7 9AU

**£70,000** Starting Bid

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ No Upper Chain
- ✓ Two Bedroom Terrace
- ✓ Two Reception Rooms
- ✓ Downstairs W.C
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

TO BE SOLD VIA OUR ONLINE AUCTION. FEES APPLY.

Delighted to present to the market with No Upper Chain, this charming two-bedroom terraced house located in the peaceful village of Waterhouses, Durham. This property holds residential sale status, a perfect opportunity for first-time buyers, small families alike or those looking to modernise.

As you enter this cosy dwelling, you'll be greeted by two generously sized reception rooms, providing ample space for both relaxing and entertaining. The living room is kept bright and airy, bestowing a welcoming environment for your family and guests. Beyond these reception rooms, you'll find the galley kitchen equipped with essential amenities.

The property boasts two good-sized, well-presented bedrooms on the first floor, these spaces are sure to fit your needs for a multitude of purposes. Additionally, the property comprises of one well-appointed family bathroom.

Nestled in the heart of Waterhouses, Durham, the property benefits from the tranquility of village living, whilst keeping city amenities just a short drive away. A true combination of comfort and convenience.

Replete with charming character features and modern comforts, this terraced house offers an excellent opportunity for those wishing to put down roots in a friendly, rural community. With no upper chain, a smooth transition to your new dream home awaits you. Don't miss out on exploring this lovely home's potential firsthand.

Your dream home awaits, contact Pattinson Estate Agents for a viewing today!

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: On Street

Heating: Electric, Oil

## Front Exterior



## Living Room

3.70m x 3.50m (12'1" x 11'5")



## Lounge / Dining Room

4.80m x 4.50m (15'8" x 14'9")



## Kitchen



## W.C

## Bedroom 1

4.40m x 3.50m (14'5" x 11'5")



## Bedroom 2

4.50m x 2.40m (14'9" x 7'10")



## Bathroom

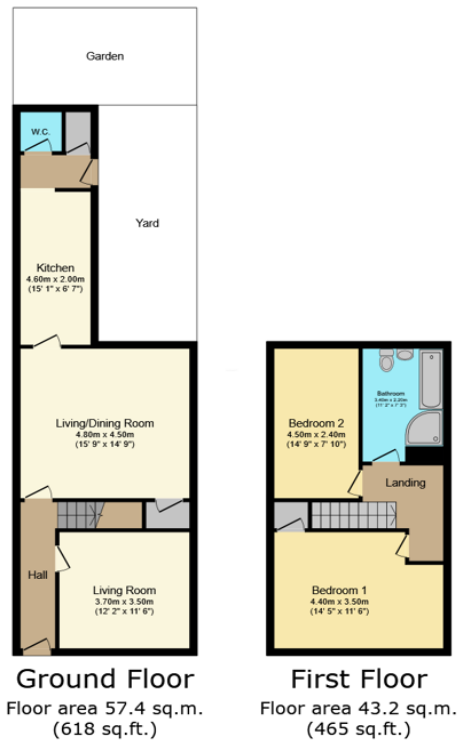


## Yard



## Garden





Total floor area: 100.6 sq.m. (1,083 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>		73
(55-68) <b>D</b>	65	
(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	

Hamilton Row, Waterhouses, Durham, Durham, DH7 9AU

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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