



## The Old Methodist Chapel Station Road

West Rainton, Houghton Le Spring, DH4 6SE

£280,000



Kimmit & Roberts take great pleasure in offering to the open market this rare opportunity to purchase such a unique family home situated within West Rainton. The property is ideally located with open aspect views to the front and within close proximity to local amenities, commuter routes and transport links to Durham, Sunderland, Newcastle and beyond. The property was previously converted from The Old Methodist Church and offers spacious and modern family accommodation across two floors. Accommodation comprises entrance hall, three bedrooms with refitted ensuite, family bathroom, study/snug and utility room to the ground floor. The first floor benefits open plan living room leading to generous kitchen/dining room, two further bedrooms and refitted shower room. Externally, the property boasts paved courtyard to rear with double gates providing off street parking. Early viewings come unreservedly recommended.

## Hall



with storage cupboard

## Bedroom 1/Sitting Room 21'7" x 11'5" (6.6m x 3.5m)



with three double glazed windows, log burner, radiator and fitted wardrobes



## Bathroom

9'6" x 6'10" (2.9m x 2.1m)



with panel bath, low level w.c., pedestal wash basin, tiled walls, ladder radiator, extractor fan and inset spot lighting

## Bedroom 2

14'1" x 10'2" (4.3m x 3.1m)



with two windows and radiator

## Ensuite

3'11" x 9'10" (1.2m x 3m)



refitted white suite comprising double walk in shower cubicle with electric shower, vanity wash basin, low level w.c., chrome ladder radiator, part tiled walls, inset spot lighting and extractor fan

## Bedroom 5/ Walk-in-Wardrobe

10'9" x 7'6" (3.3m x 2.3m)

with double glazed window and radiator

### Study/Snug

11'1" x 9'10" (3.4m x 3.0m)



with radiator and laminate flooring

### Utility

11'9" x 11'9" (3.6m x 3.6m)



plumbed for automatic washing machine and tumble dryer, stainless steel sink drainer unit, combi boiler, double glazed window and double doors leading to rear garden and laminate flooring

### First Floor

#### Living Room Area

17'0" x 19'0" (5.2m x 5.8m)



with three double glazed windows, radiator, open fire with brick chimney breast and treated floorboards



#### Kitchen/Dining Area

18'4" x 16'4" (5.6m x 5.0m)



refitted kitchen with fridge freezer, integrated dishwasher, electric oven and gas hob with stainless steel extractor fan, one and half bowl stainless steel sink drainer unit with mixer tap, space for dining table and three double glazed windows



Bedroom 4  
9'6" x 9'6" (2.9m x 2.9m)



with double glazed velux window, radiator, loft access hatch, access to boarded loft with lighting and velux window

Bedroom 3  
11'9" x 9'6" (3.6m x 2.9m)



with radiator and double glazed velux window

Shower Room  
8'2" x 6'2" (2.5m x 1.9m)



refitted white suite comprising double walk in shower cubicle with, low level w.c., vanity wash basin, partially tiled walls, chrome ladder radiator, inset spot lighting and extractor fan

Exterior



Enclosed paved courtyard to rear with double gates providing access for off street parking.





### Council Tax Band

The Council Tax Band is D

### Water Meter Disclaimer

We are advised by the vendor that the property does not have a water meter.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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**Kimmitt & Roberts Estate Agents - Houghton**

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