



### 3 bed bungalow to buy in DH4

Sunderland Road, Newbottle, Houghton  
Le Spring, Tyne and Wear, DH4 4HH

**£170,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Semi-Detached Bungalow
- ✓ Three Double Bedrooms
- ✓ Planning Permission -
- ✓ Private South Facing Garden
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*SEMI-DETACHED BUNGALOW\*\*THREE BEDROOMS\*\*DETACHED GARAGE & DRIVEWAY\*\*SOUTH FACING GARDEN WITH STUNNG VIEWS\*\*NO ONWARD CHAIN\*\***

Pattinson Estate Agents are pleased to bring to the market this versatile three/four bed semi-detached property, which boasts a private South facing garden and is located within the ever popular Beaufield, Sunderland Road, Houghton Le Spring. This spacious home is perfectly positioned within close to a range of shops and other local amenities, reputable schools, great public transport and benefiting from excellent transport links via the A690, providing easy access to multiple country parks, both Sunderland and Durham City Centres.

The accommodation offers generous and flexible living space throughout and briefly comprises:- Entrance/porch, a spacious lounge, kitchen, dining room, conservatory, three double bedrooms and a three piece bathroom. Externally the property enjoys a front garden and a gated driveway, to the rear lies a private south facing garden with picturesque views, there is also the bonus of a detached garage which is accessed through the farm track next to the property ( permission stated on the land registry ). This family residence has also has planning permission (23/01858/FUL).

Early inspection is highly recommended to fully appreciate the space, versatility and convenient location this property has to offer. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Bungalow

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

## Entrance/Porch

Property entrance is granted via arched double doors and leads to the a porch with tile flooring. The porch gives access to the hallway, which has parquet flooring.



## Lounge

3.70m x 4.18m (12'1" x 13'8")

Spacious lounge with a wooden flooring, a radiator, storage cupboard and a double glazed front aspect window.



## Kitchen

4.49m x 1.82m (14'8" x 5'11")

The kitchen has a fitted base units, a stainless steel sink unit and a free standing oven with a gas hob. Storage cupboards, a radiator and a double glazed window.



## Bedroom One

4.55m x 3.95m (14'11" x 12'11")

Double bedroom wooden flooring and a double glazed front aspect bay window.



## Bedroom Two

3.35m x 3.63m (10'11" x 11'10")

Double bedroom with wooden flooring, an original fire place and a double glazed rear aspect window with scenic



## Bedroom Three

3.35m x 3.63m (10'11" x 11'10")

Double bedroom with wooden flooring, an original fire place and a double glazed rear aspect window with picturesque views.



## Dining Room

A versatile room with parquet flooring, a double glazed window and patio doors leading to the rear porch.



## Rear Porch

Double glazed porch with an external door leading to the rear garden



## Conservatory

A good sized conservatory, which is access via patio doors and has glazed windows.



## Front External

Externally to the front there is a gated driveway and garden laid to lawn with a blocked paved patio, mature shrubs and bushes.

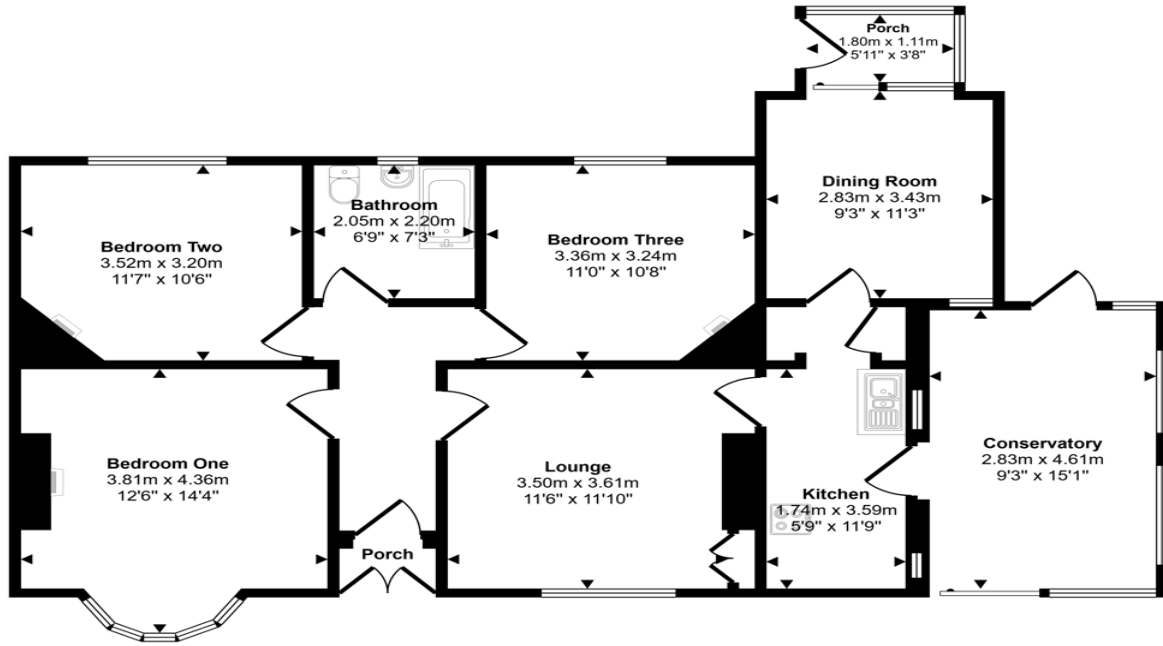


## Rear External

Externally to the rear there is a private south facing garden laid to lawn with mature shrubs and trees. The rear garden further benefits from not being overlooked, offering picturesque views, along with a large shed, detached garage and an additional driveway.



Approx Gross Internal Area  
101 sq m / 1089 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		
(55-68) <b>D</b>	57	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	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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