



### 3 bed terraced house to buy in

Callington Close, Bournmoor, Houghton  
Le Spring, Durham, DH4 6BL

**£135,000**

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Modern Kitchen/Dining Room
- ✓ Front & Rear Gardens
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*THREE BEDROOMS\*\*FRONT & REAR GARDEN\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this three bed family home situated in popular area of Callington Close, Bournmoor, Houghton Le Spring. Perfectly positioned within easy access to local shops and other amenities, great transport links and major road links via the A1 (M). Also located within walking distance to Bournmoor Primary School and Woodlea Primary School, as well as being a short drive to Rainton Meadows Nature Reserve, Lumley Castle, Sunderland & Durham City Centres.

This well presented family residence is spacious throughout and comprises:- Entrance/hallway, lounge and a modern kitchen/diner with French doors leading to the rear garden. To the first floor lies three well proportioned bedrooms and a three piece family bathroom, externally to the front there is an enclosed garden and to the rear there private garden.

Early viewing come highly recommended to appreciate the size, standard and location of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £135,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and first floor staircase.

## Lounge

4.27m x 4.16m (14'0" x 13'7")

Spacious lounge with laminate flooring, a storage cupboard, a radiator and a double glazed front aspect window. The lounge also gives open flow access to the kitchen/diner.



## Kitchen/Dining Room

2.95m x 5.22m (9'8" x 17'1")

Modern kitchen/diner benefiting from a range of upper, lower and full units with contrasting worksurfaces and matching up-stands, plumbing for a washing machine, integrated microwave, wine cooler, oven and ceramic hob. Porcelain tiled flooring, a breakfast bar, a radiator, double glazed window and French doors leading to the rear garden.



## Bedroom One

4.04m x 3.22m (13'3" x 10'6")

Double bedroom with laminate flooring, a radiator and a double glazed front aspect window.



## Bedroom Two

2.97m x 3.20m (9'8" x 10'5")

Double bedroom with carpet flooring, a storage cupboard, a radiator and a double glazed rear aspect window.



## Bedroom Three

2.83m x 1.91m (9'3" x 6'3")

Third bedroom with carpet flooring, storage cupboard, a radiator and a double glazed front aspect window.

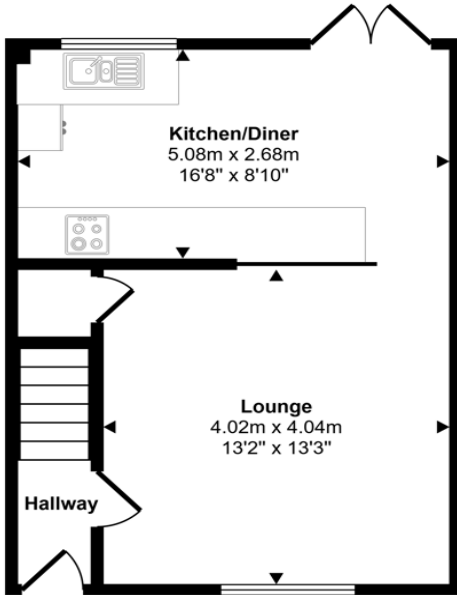


## External

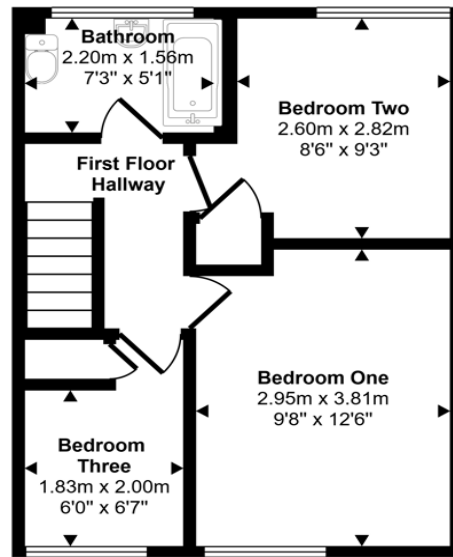
Externally to the front there is an enclosed garden laid to lawn. To the rear lies a private garden laid to a patio area, gravelled section and two decked sections. The rear garden also has a large shed and bar.



Approx Gross Internal Area  
69 sq m / 741 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft



First Floor  
Approx 34 sq m / 367 sq ft

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>		75	80
(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	

Callington Close, Bournmoor, Houghton Le Spring, Durham, DH4 6BL

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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