



### 3 bed town house to buy in DH4

Bramble Close, Houghton Le Spring, Tyne and Wear, DH4 6TQ

# £179,950

 x 3  x 3  x 1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ 3 Bedroom town house
- ✓ Desirable location
- ✓ Rare to market
- ✓ Ideal for first time buyers and growing families
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are thrilled to bring to the market this pristine, three-bedroom townhouse, perfectly nestled in the highly sought-after cul-de-sac of Bramble Close, Houghton Le Spring.

Designed with modern family living in mind, this vibrant home combines contemporary style with an enviable location.

Step outside and you are within walking distance of the scenic Rainton Meadows Nature Reserve, while popular local schools, essential amenities, excellent public transport links, Houghton High Street, and the Golf Course are all just minutes away.

Spanning three beautifully designed floors, the property opens with a welcoming entrance porch that leads into a bright, airy, and spacious lounge—ideal for both relaxation and entertaining. The true heart of the home is the impressive open-plan kitchen and dining room, which features elegant French doors that seamlessly blend indoor and outdoor living by opening directly onto the rear garden.

A practical, modern ground floor W.C. completes this level.

The upper floors are thoughtfully configured for ultimate comfort and privacy.

The first floor hosts two generously proportioned bedrooms filled with natural light, alongside a contemporary family bathroom.

Escaping to the second floor reveals your own private sanctuary: a grand principal bedroom suite boasting its own dedicated, sleek en-suite shower room.

Externally, the front of the residence features a neat, low-maintenance open garden and a private driveway providing effortless off-street parking.

To the rear, the beautifully kept, fully enclosed garden offers a safe, peaceful haven for children to play, pets to roam, or adults to enjoy alfresco dining and weekend BBQs.

Viewings Available Now

Townhouses of this caliber in such a desirable pocket of Houghton Le Spring rarely stay on the market for long.

To book your private viewing, contact our Houghton Branch today on or visit our team online.

Council Tax Band: B

Tenure: Freehold

Price: £179,950

Property Type: Town House

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

**Living Room**

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**Kitchen**

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**Dining Room**

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**W/C**

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**Bedroom 1**

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**Master en suite**

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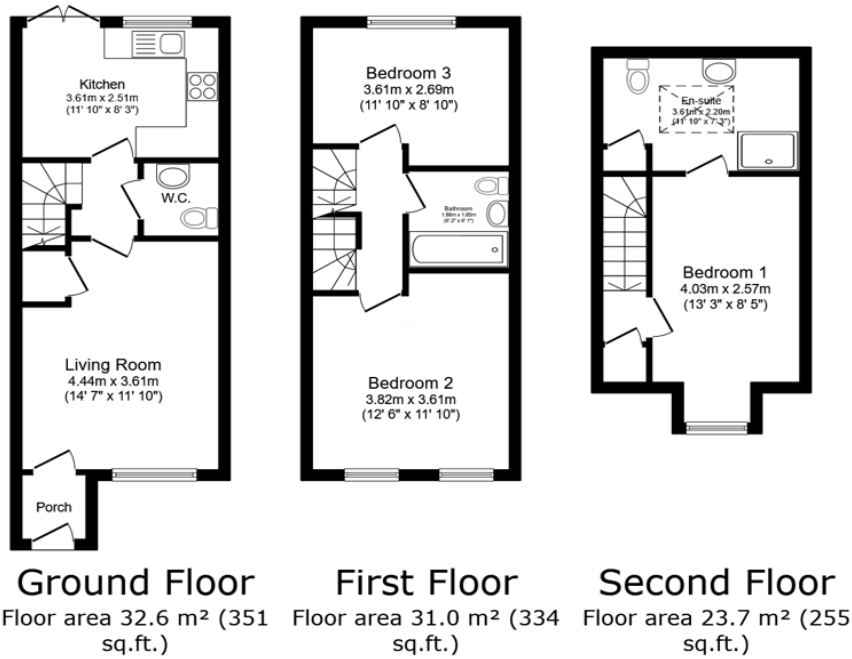
**Bedroom 2**

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**Bedroom 3**

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**Bathroom**



TOTAL: 87.3 m<sup>2</sup> (940 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>		94
(81-91) <b>B</b>	83	
(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>		
<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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