

4 bed detached house to buy in

Bowater Close, Houghton Le Spring, Tyne and Wear, DH4 6GY

£240,000

x 4 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Detached Family Home
- Four Bedrooms
- Principal Bedroom With En-suite
- Generous West Facing Garden
- EPC Rating A

Key Information

- Council Tax: Band D
- EPC Rating: A
- Heating supply: Gas

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

DETACHED FAMILY HOMEFOUR BEDROOMS**PRINCIPLE BEDROOM WITH EN-SUITE**GARAGE & TWO CAR DRIVEWAY**GERNEROUS WEST FACING REAR GARDEN**HIGHLY DESRIABLE CUL-DE-SAC LOCATION**

Pattinson Estate Agents are excited to bring to the market this splendid four bed detached family home located on the highly desirable cul-de-sac of Bowater Close, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A1. Also within walking distance to both Dubmire Primary Academy and Elba Park, as well as being just a short drive to Rainton Meadows Nature Reserve, Houghton Le Spring Town Centre, Sunderland And Durham City Centre's

This impressive family residence is well presented and spacious throughout, in the brief the property consists:- Entrance/hallway, spacious lounge with French doors leading to the rear garden, a dining room, modern kitchen and a ground floor W.C. To the first floor lies the principle bedroom with en-suite, a further three bedrooms and a family bathroom. Externally there is a two car driveway and garage to the front and a fully enclosed West facing garden to the rear, which is laid to lawn with a patio area.

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

Council Tax Band: D

Tenure: Freehold

Price: £240,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring and a radiator.



Lounge

3.42m x 4.63m (11'2" x 15'2")

Spacious lounge with laminate flooring, two radiators and French doors leading to the rear garden.



Dining Room

2.90m x 2.33m (9'6" x 7'7")

Separate diner with laminate flooring, a radiator and double glazed window with shutter blinds.



Kitchen

5.70m x 2.30m (18'8" x 7'6")

Modern kitchen benefiting from a range of upper, lower and full length units with contrasting worksurfaces, stainless steel sink unit, integrated dishwasher, washing machine and an oven with a gas hob. Laminate flooring, tiled splash back, breakfast bar, radiator and French doors leading to rear garden.



Ground Floor W.C

1.66m x 0.92m (5'5" x 3'0")

Convenient W.C with hand wash basin, laminate flooring and a radiator.



Principal Bedroom

4.06m x 4.38m (13'3" x 14'4")

Double bedroom with an en-suite, carpet flooring, radiator and two double glazed front aspect windows with shutter blinds.



En-suite

1.79m x 1.93m (5'10" x 6'3")

Convenient en-suite with a walk-in shower, hand wash basin and W.C. Vinyl flooring, tiled splash back, a radiator and a double glazed window.



Bedroom Two

4.40m x 2.72m (14'5" x 8'11")

Double bedroom with a radiator and a double glazed front aspect window with shutter blinds.



Bedroom Three

3.64m x 2.71m (11'11" x 8'10")

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



Bedroom Four

3.33m x 2.46m (10'11" x 8'0")

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



Bathroom

2.30m x 1.88m (7'6" x 6'2")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, UPVC cladded splash back, radiator and a double glazed window.

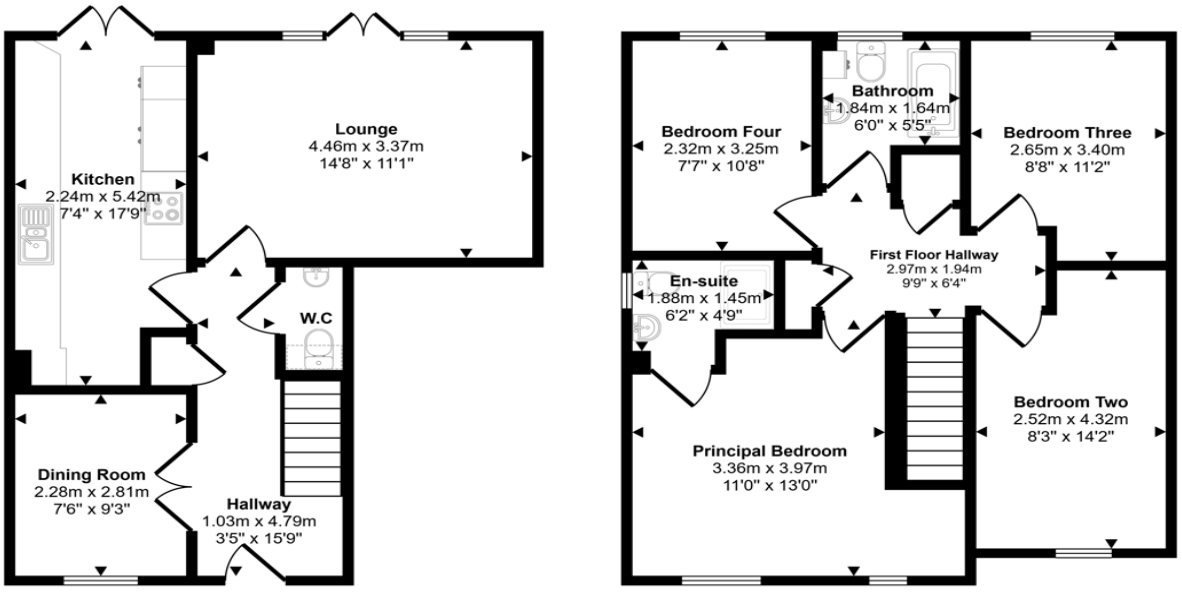


External

Externally to the front there is a low maintenance garden, two car driveway and garage, there is also gated access to the rear garden. Externally to the rear there is good sized South/West facing garden laid to lawn with a patio area adjacent to the property.



Approx Gross Internal Area
103 sq m / 1106 sq ft

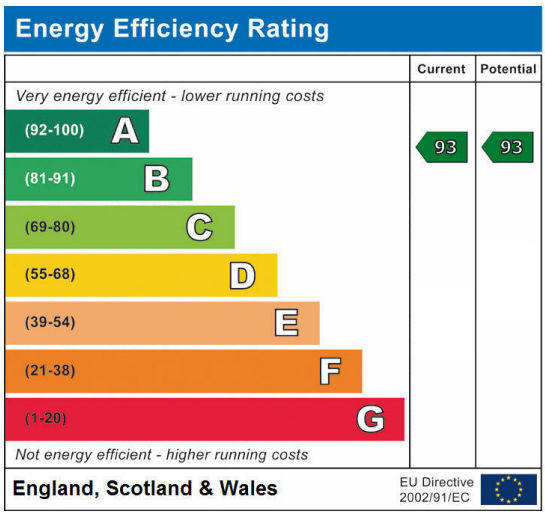


Ground Floor
Approx 45 sq m / 482 sq ft

First Floor
Approx 58 sq m / 624 sq ft

Denotes head height below 1.5m

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.



Bowater Close, Houghton Le Spring, Tyne and Wear, DH4 6GY

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk

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