



### 3 bed detached bungalow to buy

Buttsfield Terrace, Houghton Le Spring,  
Tyne and Wear, DH4 7HW

# £184,950

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Detached Bungalow
- ✓ Three Bedrooms
- ✓ North/West Facing Rear Garden
- ✓ Occupying A Generous Plot
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*DETACHED BUNGALOW\*\*THREE BEDROOMS\*\*MULTI CAR DRIVEWAY\*\*NORTH/WEST FACING REAR GARDEN\*\*OCCUPYING A GENEROUS PLOT\*\*SOUGHT AFTER LOCATION\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are delighted to present to the market this impressive detached bungalow, offering three bedrooms, two reception rooms and a desirable north/west-facing rear garden. Occupying a generous plot within the highly sought-after area of Penshaw, Houghton Le Spring, the property enjoys convenient access to local shops, amenities, excellent transport links and major road connections via the A19. The property is also within walking distance of Barmston Primary School and Herrington Country Park, whilst Elba Park, Sunderland City Centre and Newcastle City Centre are all just a short drive away.

This spacious residence offers a wealth of potential and briefly comprises:- Entrance hallway, a generous lounge, fitted kitchen, conservatory, two bedrooms, a versatile additional room which could be utilised as a third bedroom or second reception room, and a four piece family bathroom. The property further benefits from a staircase leading to a useful loft space, offering additional flexibility.

Externally, to the front there is a garden alongside a gated multi-vehicle driveway providing ample off-street parking. To the rear, the property enjoys a generously sized north/west-facing garden, ideal for outdoor enjoyment and entertaining.

A unique feature of this property is the opportunity to acquire an additional commercial premises, available by separate negotiation.

Early viewing is highly recommended to fully appreciate the potential, plot size and sought-after location of this fantastic home. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: C

Tenure: Freehold

Price: £184,950

Property Type: Detached Bungalow

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring, a radiator and a staircase leading to a loft space.



## Lounge

4.91m x 4.40m (16'1" x 14'5")

Spacious lounge with carpet flooring, a radiator, a feature gas fireplace, two radiators and a double front aspect bay window.



## Kitchen

3.81m x 3.79m (12'6" x 12'5")

Fitted kitchen benefiting from a range of upper, lower and full length units with contrasting worksurfaces and matching up-stands, stainless sink unit, integrated dual ovens and a gas hob. Vinyl flooring, a double glazed rear aspect window, an external door leading to a rear garden and a utility cupboard, which has plumbing for a washing machine.



## Bedroom One

3.42m x 4.44m (11'2" x 14'6")

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



## Bedroom Two

2.43m x 3.34m (7'11" x 10'11")

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



## Bedroom Three/Second Reception Room

3.28m x 4.40m (10'9" x 14'5")

A versatile room currently used as a second reception room, which has carpet flooring, a radiator, feature electric fireplace and patio doors leading to the conservatory.



## Conservatroy

2.97m x 4.57m (9'8" x 14'11")

The conservatory has laminate flooring, double glazed windows and patio door leading to the rear garden.



## Bathroom

2.55m x 2.22m (8'4" x 7'3")

Four piece family bathroom benefiting from a paneled bath with an overhead shower, hand wash basin, WC and a bidet. Vinyl flooring, tiled walls, a radiator and a double glazed rear aspect window.



## Loft Space

4.24m x 6.93m (13'10" x 22'8")

The loft space can be accessed via a staircase and has carpet flooring, two fitted single beds, a storage cupboard and two Velux windows.



## Front External

Externally to the front there is garden laid to gravel, artificial turf and mature bushes. There is also a gated access to a multi car driveway.

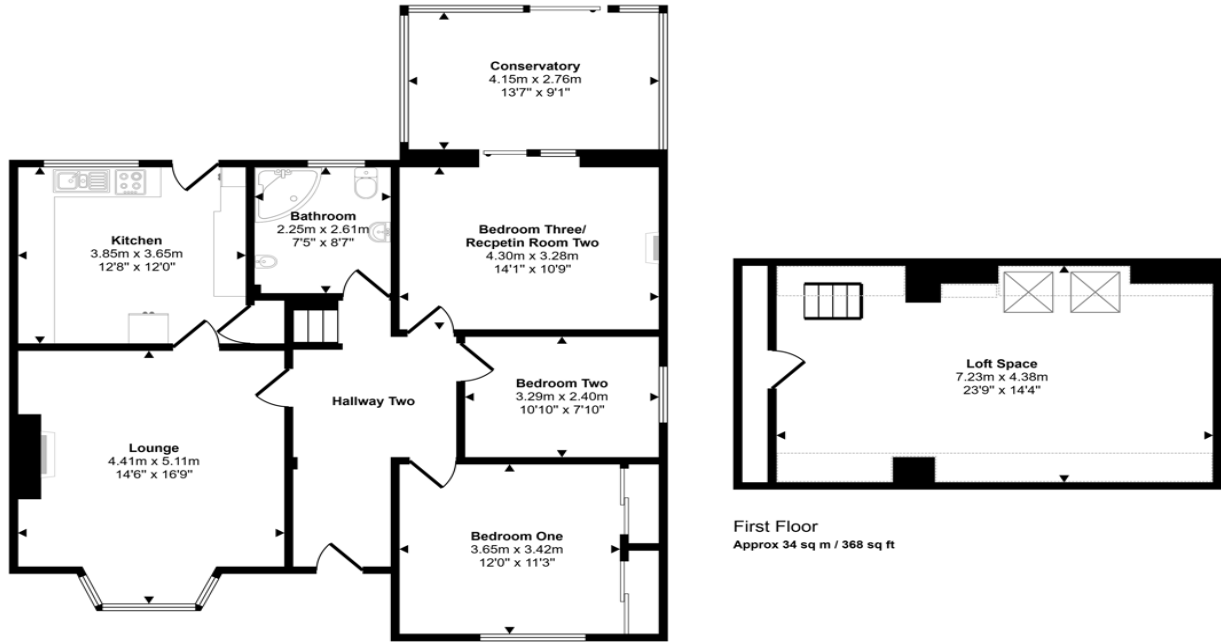


## Rear External

To the rear, the property enjoys a generous north/west-facing garden, featuring an attractive selection of established flowers and mature planting, complemented by a greenhouse, ornamental pond and a patio area adjacent to the property.



Approx Gross Internal Area  
141 sq m / 1513 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.

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
(55-68) <b>D</b>		64	
(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	

Buttsfield Terrace, Houghton Le Spring, Tyne and Wear, DH4 7HW

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

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