



### 3 bed end of terrace house to buy in DH4

Lambourne Close, Houghton Le Spring, Durham, DH4 6EW

**£119,950** Offers over

 x3  x1  x2

Tenure  
**Freehold**

### Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ End Of Terrace
- ✓ Modern Kitchen & Bathroom
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Arrange a viewing

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Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*SPACIOUS FAMILY HOME\*\*END OF TERRACE PROPERTY\*\*THREE BEDROOMS\*\*WEST FACING REAR GARDEN\*\*POPULAR CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are delighted to present to the market this exceptional three bed family home, ideally situated on the quiet cul-se-sac of Lambourne Closer, Bournmoor, Houghton Le Spring. Perfectly positioned for convenient access to a range of local shops, amenities, excellent public transport and major road networks via the A1(M), the property also benefits from being within walking distance of Bournmoor Primary School and Woodlea Primary School. Additionally, Rainton Meadows Nature Reserve, Lumley Castle, Sunderland City Centre, and Durham City Centre are all just a short drive away.

This beautifully presented family residence offers generous and well-appointed living accommodation throughout, briefly comprising: Property entrance, spacious lounge, dining room and a stylish kitchen. To the first floor are three well-proportioned bedrooms, two of which enjoy picturesque views across the surrounding area, together with a modern three piece family bathroom.

Externally, the property enjoys an open front garden with attractive views across the local meadow. To the rear, there is a west facing garden, along with a converted garage currently utilised as a versatile office/bar space complete with a functional W.C.

Early viewing is highly recommended to fully appreciate the size, condition and desirable location this outstanding home has to offer. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers over £119,950

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Heating: Gas

## Living Area

Spacious living area with wooden flooring, a feature media wall and panelling, radiator, front double glazed window.



## Kitchen

The kitchen/diner benefits from a range of upper and lower high gloss units with contrasting worksurfaces, a stainless steel sink, plumbing for a washing machine, integrated oven and hob and additional space for a free standing fridge freezer. Wooden flooring, tiled splash back, a radiator, rear double glazed window. The kitchen provides open flow access to the dining room.



## Dining room

Generous sized dining area which is open flow with the kitchen, also benefits from french doors allowing access to the living room. With a radiator and double glazed rear window.



## Bathroom

Recently fitted three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and WC. LVT flooring, partially tiled walls, a radiator and a double glazed rear aspect window.



## Principle bedroom

Double bedroom with carpet flooring, benefitting from built in wardrobes, radiator and a double glazed front aspect window.



## Bedroom Two

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



## Bedroom Three

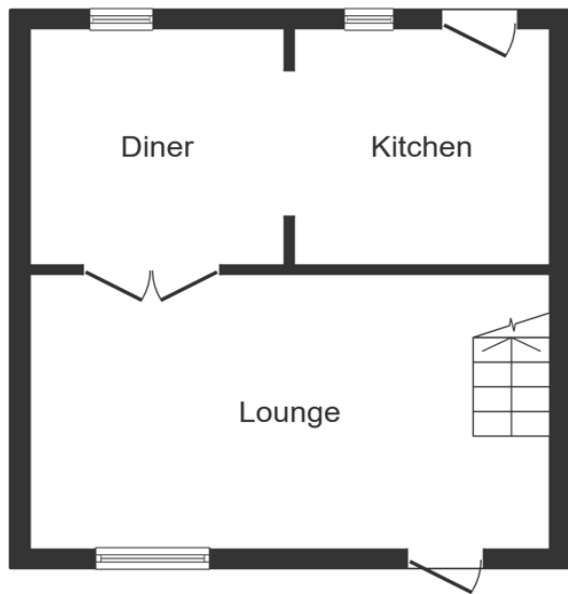
Generous sized single bedroom, with built in storage cupboard, radiator and rear double glazed window.



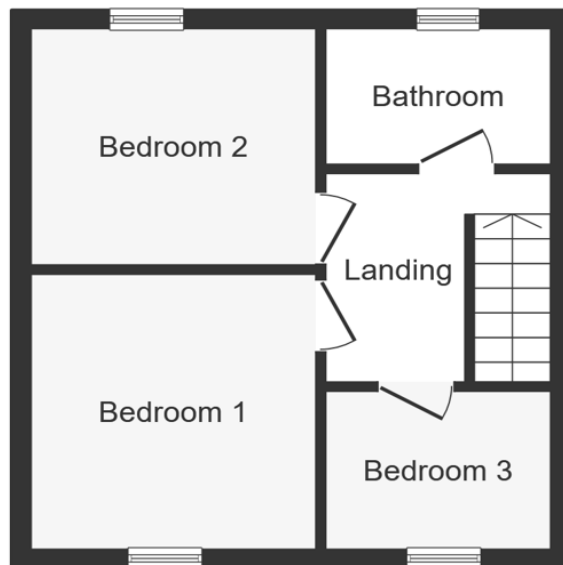
## External

Externally, the property enjoys an open front garden with attractive views across the local meadow. To the rear, there is a west facing garden, along with a converted garage currently utilised as a versatile office/bar space complete with a functional W.C.





Ground Floor



First Floor

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>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(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	

Lambourne Close, Houghton Le Spring, Durham, DH4 6EW

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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