



3 bed detached house to buy in

Highfield Drive, Chilton Moor, Houghton
Le Spring, Tyne and Wear, DH4 6NE

£229,950 Offers Over

 x 3  x 2  x 2

Tenure

Freehold

Property features

- ✓ No Upper Chain
- ✓ Detached Family Home
- ✓ Sought After Location
- ✓ Rare to The Market
- ✓ EPC Rating C

Driveway & Garage parking

Garden

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****NO UPPER CHAIN**DETACHED FAMILY HOME**THREE BEDROOMS**MULTI CAR DRIVEWAY & GARAGE**PRIVATE REAR GARDEN**RARE TO THE MARKET****

Pattinson Estate Agents are delighted to welcome to the market this rare detached family home, which boasts three bedrooms and is located on the highly desirable estate of Highfield drive, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, good public transport and major road links via the A1(M). Also within walking distance to the popular Dubmire Primary Academy and Rainton Meadows Nature Reserve, as well as being a short driving distance to Elba Park, Sunderland & Durham City Centers.

This fantastic family residence is spacious throughout and briefly consists:- Property entrance/porch, spacious lounge, dining room, kitchen and a ground floor W.C. To the first floor lies three well proportioned bedrooms and a three piece family bathroom. Externally to the front of the property there is an open garden, multi car driveway and garage, to the rear there is a private garden.

Do not miss the opportunity to secure this highly desirable residence, Please call our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £229,950

Property Type: Detached House

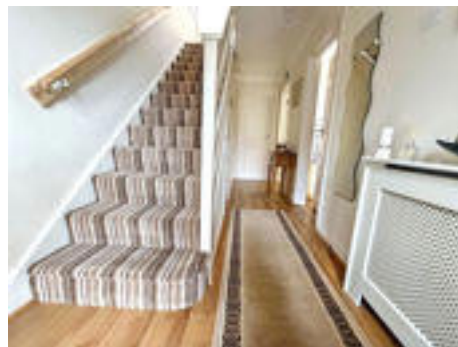
USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

Property entrance via porch leading to the hallway, which gives access to the living room, dining room, kitchen, ground floor W.C and stairs to first floor.



Living Room

4.30m x 3.20m (14'1" x 10'5")

Spacious lounge with wooden flooring, a feature electric fireplace, radiator and a double glazed front aspect window.



Dining Room

4.30m x 2.70m (14'1" x 8'10")

Separate dining room with wooden flooring, a radiator and French doors leading to the rear garden.



Kitchen

3.20m x 2.40m (10'5" x 7'10")

Kitchen area benefiting from a range of upper and lower units with contrasting square edge worksurfaces, stainless steel sink unit and space for free standing oven, washing machine, fridge and freezer. Benefitting from a double glazed side aspect window and an external door leading to the rear garden.



Downstairs W/C

1.50m x 0.80m (4'11" x 2'7")

Convenient downstairs W.C with a hand wash basin.



Bedroom One

3.20m x 2.40m (10'5" x 7'10")

Small double bedroom benefitting from a storage cupboard, laminate flooring and a double glazed rear aspect window.



Bedroom Two

4.20m x 2.80m (13'9" x 9'2")

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



Bedroom Three

4.50m x 3.20m (14'9" x 10'5")

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



Bathroom

2.50m x 1.90m (8'2" x 6'2")

Modern three piece bathroom benefiting from a free standing shower, hand wash basin and WC. tiled flooring, partly tiled walls, a radiator and a double glazed rear aspect window.

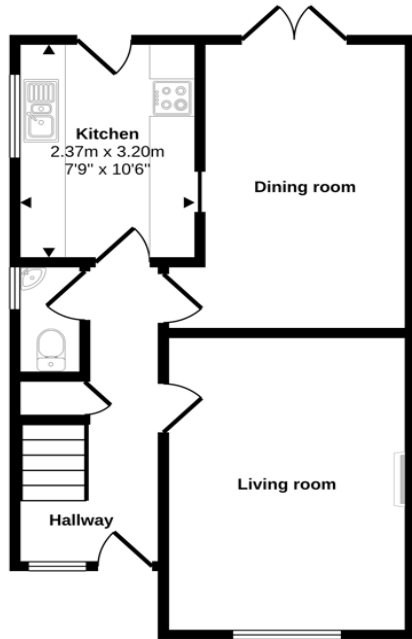


External

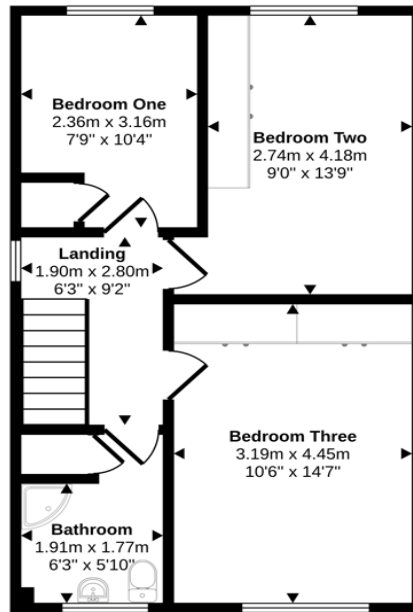
Externally to the front is an open lawn with a multi car driveway leading to the garage. To the rear there is a garden laid to lawn with mature bushes and a patio area adjacent to the property. The rear garden also has the additional bonus of not being overlooked.



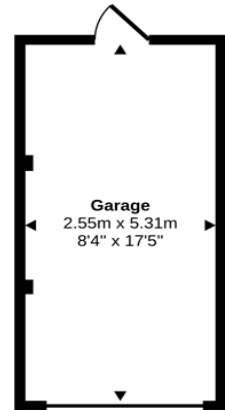
Approx Gross Internal Area
103 sq m / 1105 sq ft



Ground Floor
Approx 43 sq m / 464 sq ft



First Floor
Approx 46 sq m / 495 sq ft



Garage
Approx 14 sq m / 146 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Highfield Drive, Chilton Moor, Houghton Le Spring, Tyne and Wear, DH4 6NE

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

