

4 bed town house to buy in DH4

Lambton View, Rainton Gate, Houghton Le Spring, Durham, DH4 6QL

£239,950

x 4 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Spacious Town House
- Four Bedrooms
- Garage & Driveway
- North/West Facing Garden
- EPC Rating C

Key Information

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

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

FOUR BED TOWN HOUSEMODERN OPEN PLAN KITCHEN/DINING ROOM**PRINCIPAL BEDROOM WITH EN-SUITE**GARAGE & DRIVEWAY**PRIVATE NORTH/WEST FACING GARDEN**SOUGHT AFTER LOCATION**

Pattinson estate agents are excited to welcome to the market this beautifully presented four-bed town house offering modern living across three floors, located in the desirable location of Rainton Gate. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A690. This home has the additional benefit of being walking distance to the popular West Rainton Primary School, along with being a short drive to Rainton Meadows Nature Reserve, Houghton Le Spring, Durham & Sunderland City Centre

This stunning family home is spacious throughout and comprises:- On the ground floor, the property boasts a porch and inviting entrance hall leading to a versatile bedroom/study, a convenient WC, and a well-equipped utility room with access to the rear garden. The first floor features a spacious lounge with a Juliet balcony, an open plan kitchen/dining room with integrated appliances, as well as benefiting from an additional WC. The second floor hosts three generously sized bedrooms, including a principal bedroom with an en-suite, and a well-appointed family bathroom, externally to the front there is a driveway and garage, to the rear there is a private North/West Facing Garden.

Properties in this location are extremely popular and an early viewing is essential, please call our Houghton office to arrange a viewing

Council Tax Band: D

Tenure: Freehold

Price: £239,950

Property Type: Town House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Porch

1.33m x 1.95m (4'4" x 6'4")

Duel glazed doors gives access to the porch, which has carpet flooring and bare brick walls.



Hallway

2.50m x 1.06m (8'2" x 3'5")

The hallway has porcelain tiled flooring and a radiator. The hallway also gives access to multiple rooms. The garage and first floor staircase.



Bedroom Four/Sun Room/Study

3.55m x 2.94m (11'7" x 9'7")

A versatile room located on the ground floor has carpet flooring, a radiator and patio doors leading to the rear garden.



Utility Area

3.56m x 1.96m (11'8" x 6'5")

The utility area has a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, an integrated washing machine, fridge, Porcelain tiled flooring, tiled splash back, a radiator and an external door leading to the rear garden.



Ground Floor W.C

2.05m x 1.06m (6'8" x 3'5")

Convenient downstairs W.C with a hand wash basin, porcelain tiled flooring and a radiator.



Lounge

3.30m x 5.01m (10'9" x 16'5")

Spacious lounge with a Juliet balcony, carpet flooring, two radiators and a double glazed rear aspect window with perfect fit blinds.



Kitchen/Dining Room

4.42m x 4.93m (14'6" x 16'2")

Modern, open plan kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces, a full length pull out larder, integrated dishwasher, fridge/freezer and an oven with a gas hob. Tiled flooring, two radiators and two double glazed front aspect windows with perfect blinds.



First Floor W.C

1.18m x 1.56m (3'10" x 5'1")

The first floor W.C has a hand wash basin, tiled flooring and a radiator.



Principal Bedroom

3.30m x 4.58m (10'9" x 15'0")

Double bedroom with an en-suite, carpet flooring, fitted wardrobes, two radiators and two double glazed rear aspect windows with perfect fit blinds.



En-suite

2.01m x 1.86m (6'7" x 6'1")

Convenient en-suite with a walk-in shower, W.C, a hand wash basin and vanity cupboards. Tiled flooring, tiled splash back and a radiator.



Bedroom Two

4.41m x 2.71m (14'5" x 8'10")

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



Bedroom Three

2.71m x 2.94m (8'10" x 9'7")

The third bedroom has carpet flooring, radiator and a double glazed front aspect window with perfect fit blinds.



Bathroom

2.14m x 1.99m (7'0" x 6'6")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C vanity unit. Tiled flooring, tiled splash back and a radiator.



External

Externally, to the front there is a driveway and garage. To the rear lies a low maintenance North/West facing garden



Approx Gross Internal Area
135 sq m / 1449 sq ft

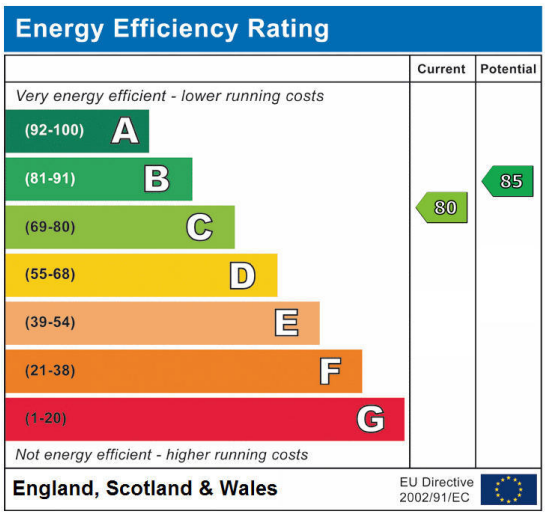


Ground Floor
Approx 45 sq m / 489 sq ft

First Floor
Approx 45 sq m / 483 sq ft

Second Floor
Approx 44 sq m / 478 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.



Lambton View, Rainton Gate, Houghton Le Spring, Durham, DH4 6QL

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

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