



3 bed detached house to buy in

Fennel Drive, Chilton Moor, Houghton Le Spring, Tyne and Wear, DH4 6SL

£235,000 Offers Over

 x 3  x 3  x 1

Tenure

Leasehold

Property features

- ✓ Detached Family Home
- ✓ Show Home Standard!
- ✓ Driveway & Garage
- ✓ Fantastic Rear Garden
- ✓ EPC Rating A

Driveway & Garage parking

Garden

Key Information

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

Arrange a viewing

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Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SHOW HOME STANDARD**DETACHED FAMILY HOME**THREE BEDROOMS**DRIVEWAY & GARAGE**STYLISH DECOR THROUGHOUT**SOUGHT AFTER LOCATION****

Pattinson Estate Agents are thrilled to welcome to the market this immaculately presented detached family home, which boasts three bedrooms and is located on the sought after estate of Fennel Drive, Chilton Moor, 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 Centres.

This fantastic family residence is spacious throughout and briefly consists:- Property entrance hallway, living room, kitchen/diner, utility 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, driveway and garage, to the rear there is a well maintained spacious garden including a summer house creating a pleasant outdoor space.

If you are looking for something with style and character, look no further! Get in touch with our Houghton branch to secure your viewing.

Council Tax Band: D

Tenure: Leasehold

Price: Offers Over £235,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

Entrance hallway providing access to the living room, kitchen/diner, ground floor W.C , storage cupboard and stairs to first floor.

Living Room

3.70m x 3.90m (12'1" x 12'9")

Spacious lounge with carpet flooring, radiator and a double glazed front aspect window allowing a flood of natural light.



Kitchen/Diner

2.80m x 5.50m (9'2" x 18'0")

Stylish kitchen area benefiting from a range of upper and lower units with contrasting square edge worksurfaces, sink unit and an integrated oven and gas hob, dishwasher and fridge freezer. With added bonus of additional space to house a dining table, French doors leading out on to the rear which allows an abundance of natural light to flood the room. Also providing access to the utility.



Downstairs W/C

1.70m x 0.80m (5'6" x 2'7")

Convenient downstairs W.C with a vanity wash basin



Utility Room

1.80m x 1.70m (5'10" x 5'6")

The utility area has fitted base and wall units with contrasting worksurfaces, space for a washing machine and under counter fridge, storage cupboard and door to rear garden.



Bedroom One

2.90m x 2.50m (9'6" x 8'2")

Small double bedroom benefitting from carpet flooring and a double glazed rear aspect window.



Bedroom Two

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

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



Master Bedroom

3.20m x 3.60m (10'5" x 11'9")

Double bedroom with carpet flooring, a radiator and a double glazed front aspect window. Benefitting from an en-suite.



En-Suite

1.80m x 1.80m (5'10" x 5'10")

En-suite with walk-in shower, vanity wash basin and W.C. Tiled flooring, tiled walls, heated towel rail, ceiling spot lights and double glazed side aspect window.

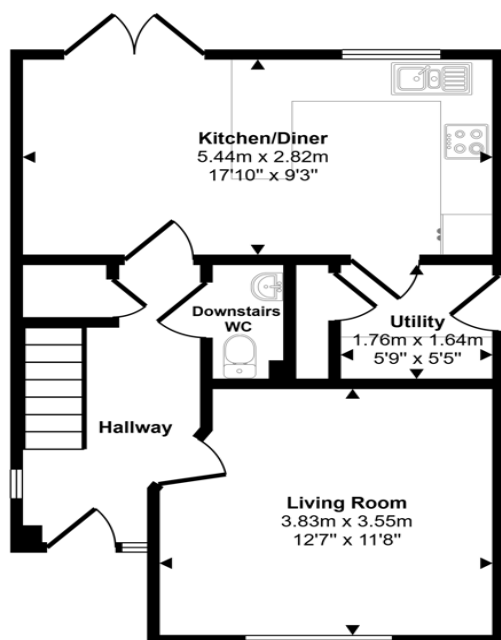


External

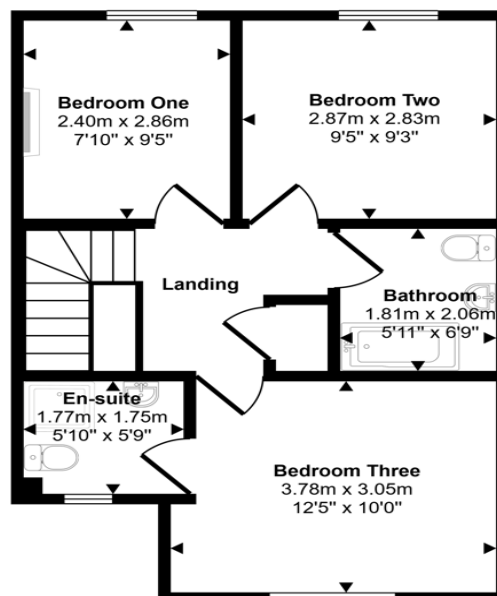
Externally to the front is a paved driveway with single garage and side access to the rear. To the rear there is a garden with a paved area adjacent to the property and is partially lawned, with added bonus of a patio area and a summer house.



Approx Gross Internal Area
86 sq m / 923 sq ft

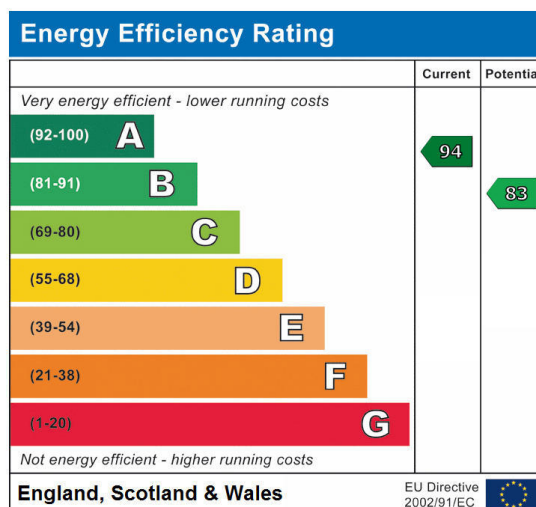


Ground Floor
Approx 43 sq m / 463 sq ft



First Floor
Approx 43 sq m / 460 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.



Fennel Drive, Chilton Moor, Houghton Le Spring, Tyne and Wear, DH4 6SL

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

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