



### 3 bed semi-detached house to buy in DH4

Butterwick Road, Houghton Le Spring,  
Tyne and Wear, DH4 4DE

# £195,000

 x3  x2  x1

Tenure

**Freehold**

### Property features

- ✓ Semi-Detached Family Home
- ✓ Three Bedrooms
- ✓ Principal Bedroom With An
- ✓ Garage Converted Into A Study/Playroom
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*FRONT & REAR GARDEN\*\*GARAGE & DRIVEWAY\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are delighted to introduce to the market this impressive three bed semi-detached family home situated on the sought after estate of Butterwick Road, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, good public transport links and major road links via A690. Also within walking distance to Newbottle Primary School and the popular Beehive Pub, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centre's.

This immaculately presented home is spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge with French doors leading to the rear garden, a modern kitchen/dining room and a ground floor W.C. To the first floor lies the principal bedrooms with an en-suite, a further two bedrooms and a three piece family bathroom. Externally to the front there is a garden laid to lawn with and driveway leading to a garage, which has being tastefully converted into a study/play room and to the rear there is a fully enclosed garden.

Early viewing comes highly recommended to appreciate the size, standard and location of this property, please call our Houghton branch to arrange a viewing

Council Tax Band: B

Tenure: Freehold

Price: £195,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Air Source Heat Pump

## Entrance/Hallway

Property entrance leading to the hallway, which gives access the lounge, kitchen/diner, W.C and first floor staircase.

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## Lounge

5.74m x 2.99m (18'9" x 9'9")

Spacious lounge with carpet flooring, a radiator, a double glazed front aspect bay window and French doors leading to the rear garden.



## Kitchen/Dining Room

5.38m x 4.32m (17'7" x 14'2")

Modern kitchen/dining room benefiting from a range of upper and lower units with contrasting worksurfaces and matching upstands, stainless steel unit, plumbing for a washing machine and a integrated oven with a ceramic hob. Island with further storage units and a breakfast bar, laminate flooring, a radiator, two double glazed windows and external door leading to the rear garden.



## Ground Floor W.C

Convenient downstairs W.C with a hand wash basin, vinyl flooring, a radiator and a double glazed window.



## Principal Bedroom

4.32m x 2.84m (14'2" x 9'3")

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



## En-suite

2.46m x 1.06m (8'0" x 3'5")

Convenient en-suite benefiting from a walk-in shower, hand wash basin and W.C. Vinyl flooring, partly tiled walls, a radiator and a double glazed window.



## Bedroom Two

4.08m x 2.69m (13'4" x 8'9")

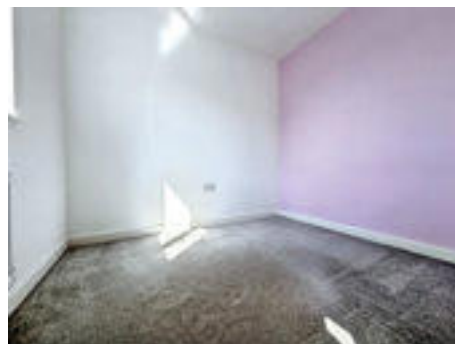
Double bedroom with carpet flooring, a storage cupboard, radiator and a double glazed window.



## Bedroom Three

2.48m x 2.08m (8'1" x 6'9")

Third bedroom with carpet flooring, radiator and a double glazed window.



## Bathroom

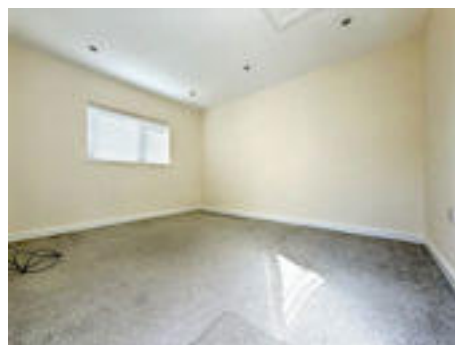
2.18m x 1.68m (7'1" x 5'6")

Three piece bathroom benefiting from a paneled bath with overhead shower, hand wash basin and W.C. Vinyl flooring, partly tiled walls, heated towel rail and a double glazed window.



## Garage Room

Converted from part of the garage this area has carpet flooring and a double glazed window.

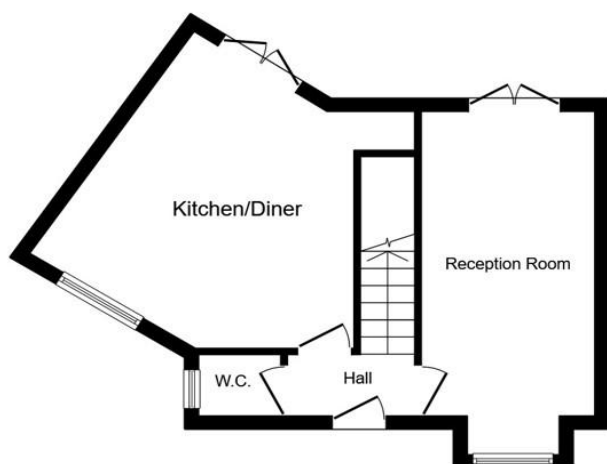


## External

3.72m x 2.88m (12'2" x 9'5")

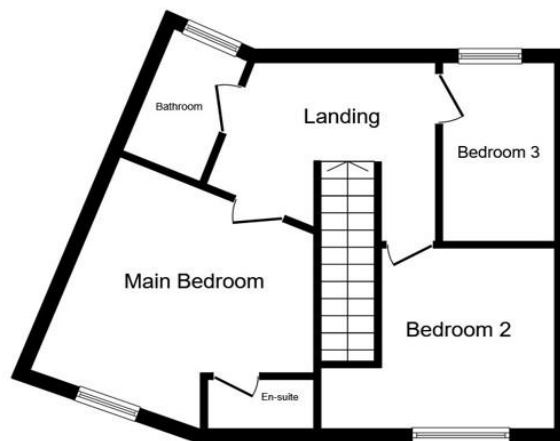
Externally to the front there is an enclosed garden with a driveway. The garage has been tastefully converted into a great versatile area. The study/play room has carpet flooring and a double glazed window. To the rear lies private garden laid to lawn with a patio area adjacent to the property.





**Ground Floor**

Floor area 36.5 sq.m. (393 sq.ft.)



**First Floor**

Floor area 39.4 sq.m. (424 sq.ft.)

**Total floor area: 75.9 sq.m. (816 sq.ft.)**

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>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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	

Butterwick Road, Houghton Le Spring, Tyne and Wear, DH4 4DE

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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