



To buy

### 3 bed detached house to buy in

Churchside Gardens, Easington Lane,  
Houghton Le Spring, Tyne and Wear, DH5  
ONE

# £165,000

 x 3  x 2  x 2

Tenure

**Freehold**

### Property features

- ✓ Detached Family Home
- ✓ Three Bedrooms
- ✓ South/West Facing Garden
- ✓ Driveway & Garage
- ✓ EPC Rating C

Allocated parking

Garden

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*PRINCIPAL BEDROOM WITH EN-SUITE\*\*DRIVEWAY & GARAGE\*\*SOUTH/WEST FACING REAR GARDEN\*\*SOUGHT AFTER LOCATION\*\*NO ONWARD CHAIN\*\***

Pattinson Estate Agents are pleased to present to the market this impressive detached family residence, offering three bedrooms, a driveway, garage, and a West facing rear garden. The property is tastefully presented throughout and is located within the highly sought-after area of Churchside Gardens, Houghton-le-Spring. Perfectly positioned within walking distance to popular local schools, Hetton Lyons Country Park and Elemore Park, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centre's.

The accommodation is spacious and benefits from coming with no onward chain, briefly comprises: an entrance/hallway, a spacious lounge, dining area, kitchen, utility and a ground floor W.C. To the first floor lies the principal bedroom with an en-suite, a further two bedroom and a three piece family bathroom. Externally, the property enjoys an open garden to the front, driveway and an integral garage, to the rear there is a private, South/West facing garden.

Early viewing is strongly recommended to fully appreciate the quality, size, and location of this exceptional family home. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £165,000

Property Type: Detached House

USPs: Garden, Chain free

Parking: Allocated

Heating: Air Source Heat Pump

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and first floor staircase.

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## Lounge

4.04m x 3.21m (13'3" x 10'6")

Spacious lounge with vinyl flooring, a feature gas fireplace, radiator and a double glazed front aspect window. The lounge also gives open flow access to the dining area.



## Dining Room

3.05m x 2.43m (10'0" x 7'11")

Separate diner with vinyl flooring, a radiator and a double glazed rear aspect bay window.



## Kitchen

2.44m x 2.68m (8'0" x 8'9")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a composite sink unit, under counter fridge and an integrated oven with a gas hob. Vinyl tiled flooring, tiled splash back, a double glazed window and open access to the utility area.



## Utility

1.67m x 1.59m (5'5" x 5'2")

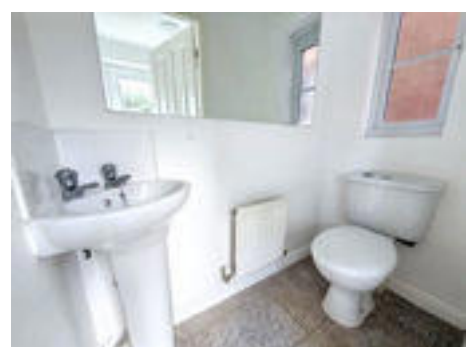
The utility has plumbing for a washing machine, space for a dryer, fitted worksurfaces with tiled splash back, a radiator and an external door leading to the rear garden.



## Ground Floor W.C

0.91m x 1.62m (2'11" x 5'3")

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



## Principal Bedroom

5.31m x 2.67m (17'5" x 8'9")

Double bedroom with an en-suite, newly laid quality carpet, two radiators, front and back double glazed front aspect windows. In addition there is also a walk-in wardrobe section with wardrobes and a vanity area.



## En-suite

5.31m x 2.67m (17'5" x 8'9")

Convenient en-suite with a walk-in shower, hand wash basin and W.C vanity unit. Vinyl flooring, tiled splash back, a radiator and a double glazed window.



## Bedroom Two

3.15m x 4.17m (10'4" x 13'8")

Double bedroom with newly laid quality carpet fitted wardrobes, a storage cupboard, radiator and a double glazed front aspect window.



## Bdroom Three

3.56m x 2.24m (11'8" x 7'4")

Double bedroom with newly lay quality carpet, fitted wardrobes, radiator and a double glazed rear aspect window.



## Bathroom

2.04m x 1.87m (6'8" x 6'1")

Three piece bathroom benefiting from a paneled bath with a shower mixer tap, hand wash and WC vanity unit. Vinyl flooring, tiled splash back, a radiator and a double glazed window.



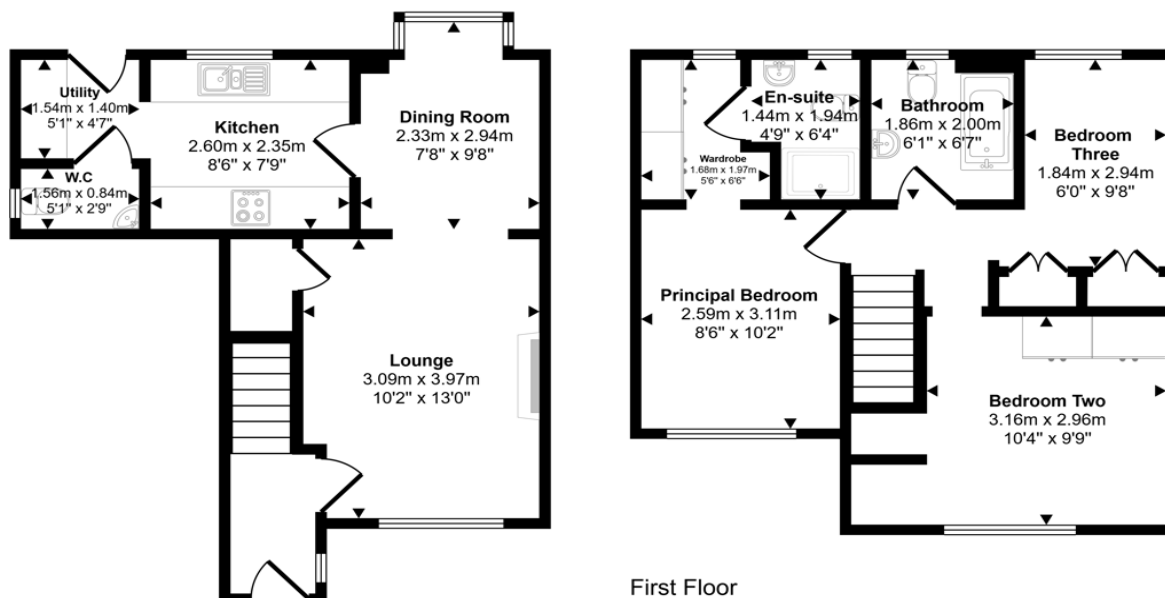
## External

*5.14m x 2.48m (16'10" x 8'1")*

Externally there is an open lawn, driveway and a garage (16'10 x 8'1), there is also gated access to the rear garden. To the rear there is private, South/West facing garden laid to lawn with a raised planter.



Approx Gross Internal Area  
76 sq m / 821 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) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            | 76      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Churchside Gardens, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0NE

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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