

4 bed detached house to buy in

Bradwell Way, Philadelphia, Houghton Le Spring, Tyne and Wear, DH4 4XA

£265,000 Offers Over

x 4 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Extended Family Home
- Detached
- Four Double Bedrooms
- Multi Car Driveway & Garage
- EPC Rating C

Key Information

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

Arrange a viewing

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Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

EXTENDED FAMILY HOMEFOUR DOUBLE BEDROOMS**STUNNING KITCHEN/DINING ROOM**PRINCIPLE BEDROOM WITH EN SUITE**MULTI CAR DRIVEWAY & GARAGE**PRIVATE REAR GARDEN**SOUGHT AFTER AREA**

Pattinson Estate Agents are delighted to welcome to the market this impressive detached family home, which boasts from being extended and having four double bedrooms located in the Philadelphia, Houghton le Spring. Perfectly positioned within easy access of local shops and other amenities, an array of popular local schools, good public transport and great major road links the A19 . Also within a short drive to Herrington Country Park, Elba Park, Houghton Le Spring, Durham & Sunderland City Centres.

The immaculately presented detached residence is spacious throughout and briefly comprises: Entrance/hallway, lounge, an stunningly extended open plan kitchen/dining room, utility space and a ground floor W.C. To the first floor lies the principal bedroom with an en-suite a further three double bedrooms and a modern three piece family bathroom. Externally to the front there is an open lawn, multi car driveway and garage, to the rear there is a private garden laid to lawn and patio area adjacent to the property.

Early viewings come highly recommended to appreciate the size, standard and location of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £265,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

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



Lounge

5.25m x 3.84m (17'2" x 12'7")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect bay window.



Kitchen/Dining Room

6.87m x 7.37m (22'6" x 24'2")

Beautifully extended kitchen/diner benefiting from a range of upper, lower and full length units with contrasting Quartz worksurface and matching up-stands. There is also the benefit of integrated appliances such as:- dishwasher, full size fridge & freezer, dual ovens, microwave, a plate warmer, and induction hob and a bespoke Island with a breakfast bar and additional base units. Laminate flooring, three column radiators, a double glazed window, two Velux windows and Bi-fold doors leading to the rear garden. The kitchen/diner also gives open flow access to the a utility space and a pantry cupboard, which gives entry to the garage.



Utility Area

The utility are has plumbing for a washing machine, space for a dryer and an external door leading to the side of the property.



Ground Floor W.C

0.83m x 1.43m (2'8" x 4'8")

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



Principal Bedroom

3.56m x 3.87m (11'8" x 12'8")

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



En-suite

2.00m x 1.52m (6'6" x 4'11")

Convenient en-suite benefiting from a walk-in shower, WC and a hand wash basin. Tile flooring, tiled splash back, a heated towel rail and a double glazed window.



Bedroom Two

3.58m x 2.43m (11'8" x 7'11")

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



Bedroom Three

3.57m x 2.74m (11'8" x 8'11")

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



Bedroom Four

3.03m x 2.42m (9'11" x 7'11")

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



Bathroom

2.62m x 1.93m (8'7" x 6'3")

Stylish three piece bathroom benefiting from a walk-in shower with waterfall shower, hand wash basin and WC. Tiled flooring, porcelain tiled walls, vanity draws, a heated towel rail and a double glazed rear aspect window.



Front External

Externally to the front there is a open lawn with a multi car driveway and garage. There is also gated access to the rear garden.

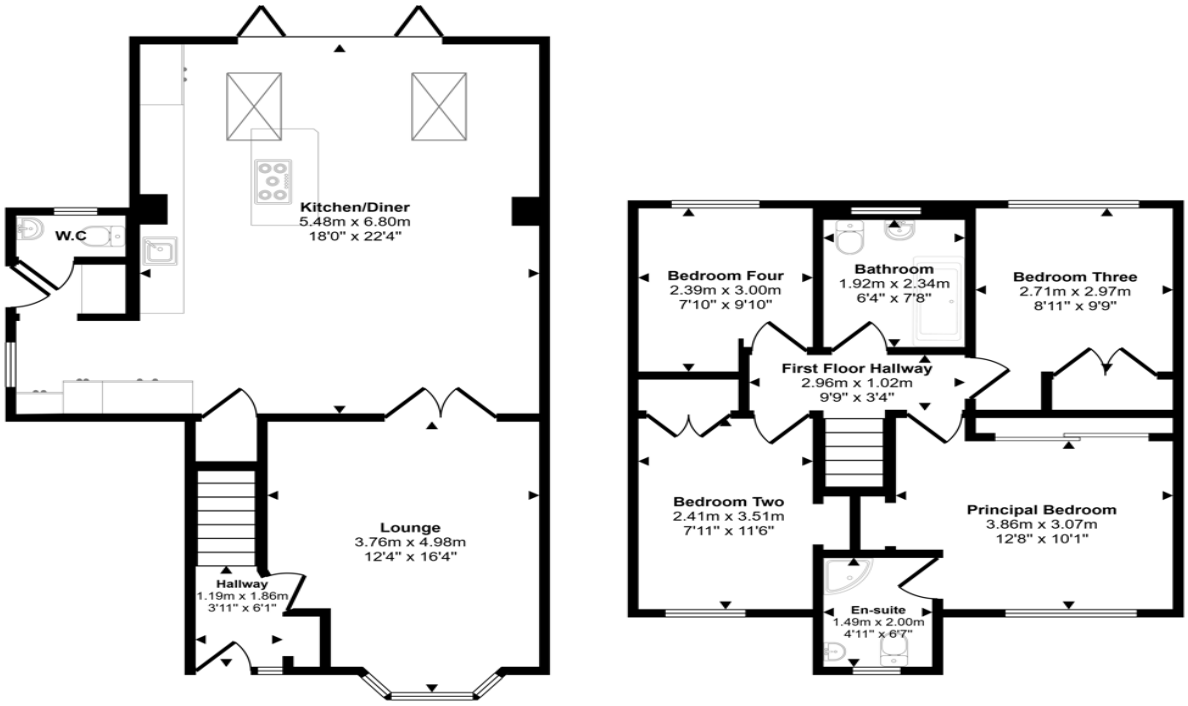


Rear External

Externally to the rear lies a private garden laid to lawn with a patio area adjacent to the property. In addition there is also a section of garden to the side of the property.



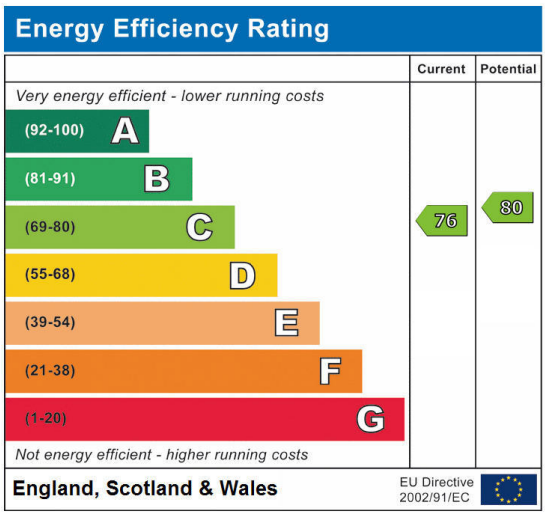
Approx Gross Internal Area
122 sq m / 1309 sq ft



Ground Floor
Approx 66 sq m / 708 sq ft

First Floor
Approx 56 sq m / 601 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.



Bradwell Way, Philadelphia, Houghton Le Spring, Tyne and Wear, DH4 4XA

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

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