



## 4 bed semi-detached bungalow to buy in DH4

Bourn Lea, Houghton Le Spring, Tyne and Wear, DH4 4PF

# £274,950

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Splendid Family Bungalow
- ✓ Three/Four Bedrooms
- ✓ Semi-Detached
- ✓ Double Garage & Driveway
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

0191 5120933  
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*STUNNING FAMILY BUNGALOW\*\*SEMI-DETACHED\*\*THREE/FOUR BEDROOMS\*\*DOUBLE GARAGE AND DRIVEWAY\*\*SPLENDID SUN ROOM WITH A SKYLIGHT\*\*GARDEN ROOM\*\*SOUTH EAST FACING GARDEN\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive three/four bedroom bungalow, quietly located within the highly sought after Bourn Lea estate in Houghton Le Spring. This semi-detached family home offers versatile living accommodation throughout and benefits from a fantastic sun room with a skylight, along with South/East facing garden and a separate garden room. Perfectly positioned within close proximity to local shops and a range of everyday amenities, well regarded schools, excellent public transport and major road links via the A1(M). The property is also within walking distance of Elba Park, while Rainton Meadows Nature Reserve, Herrington Country Park, Sunderland and Durham City Centres are all within a short driving distance.

This beautifully presented home offers spacious and versatile accommodation throughout, briefly comprising:- Entrance/porch, a generous lounge with open flow access to the dining room, modern kitchen, sun room with a skylight, principal bedroom with a four piece en-suite, office/bedroom four and a family bathroom. To the first floor lies two double bedrooms, both benefiting from walk-in wardrobes, along with a W.C. Externally, to the front there is a low maintenance garden with a driveway leading to the double garage, while to the rear lies a private South/East facing garden with the additional benefit of a detached garden room.

Early viewing is highly recommended to fully appreciate the generous accommodation, impressive standard and fantastic location this family home has to offer. Please call our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: £274,950

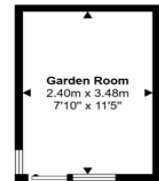
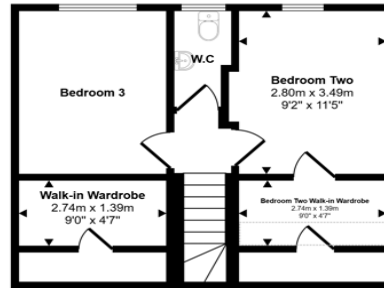
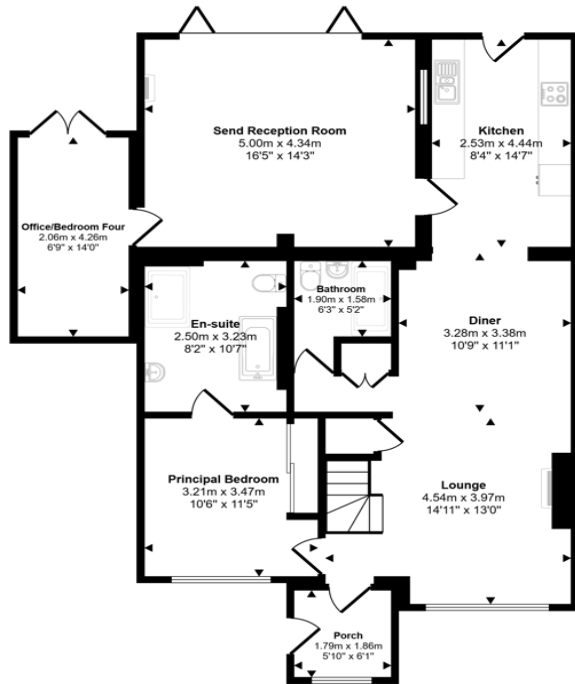
Property Type: Semi-detached Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Approx Gross Internal Area  
155 sq m / 1664 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>                            |         |                         |
| (69-80) <b>C</b>                            | 70      | 78                      |
| (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 |

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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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