



## 4 bed detached house to buy in

Monkshood Drive, Hetton-le-Hole,  
Houghton Le Spring, Tyne and Wear, DH5  
9FF

# £249,995

 x 4  x 2  x 1

Tenure

**Freehold**

## Property features

- ✓ Detached Family Home
- ✓ Four Double Bedrooms
- ✓ Principal Bedroom With En-suite
- ✓ Garage & Two Car Driveway
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

0191 5120933  
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*DETACHED FAMILY HOME\*\*FOUR DOUBLE BEDROOMS\*\*PRINCIPAL BEDROOM WITH EN-SUITE\*\*GARAGE & TWO CAR DRIVEWAY\*\*PRIVATE REAR GARDEN\*\*SOUGHT AFTER AREA\*\***

Pattinson Estate Agents are excited to welcome to the market this immaculately presented detached family, which boasts four double bedrooms and is situated on the sought after estate of Monkshood Drive, Houghton Le Spring. Perfectly positioned within close proximity to local shop and other amenities, good public transport and major road links via the A690. In addition this family residence is with a short drive to popular local schools, multiple country parks, Sunderland & Durham City Centre's.

This impressively presented home is spacious throughout and briefly comprises of:- Entrance/hallway, spacious lounge, modern kitchen/diner, utility area and a ground floor W.C. To the first floor lies the principal bedroom with an en-suite, a further three double bedrooms, complete with a family bathroom. Externally there is a garden, two car driveway and a garage to the front and to the rear there is a generously sized private garden.

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

Council Tax Band: D

Tenure: Freehold

Price: £249,995

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

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



## Lounge

4.93m x 3.32m (16'2" x 10'10")

Spacious lounge with laminate flooring, a storage cupboard, radiator and a double glazed front aspect window.



## Kitchen

3.31m x 5.27m (10'10" x 17'3")

Stylish kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, a composite sink unit, plumbing for dishwasher and an integrated oven with a ceramic hob. Luxury vinyl tiled flooring, radiator, double glazed rear aspect window and French doors leading to the rear garden.



## Utility

1.59m x 1.92m (5'2" x 6'3")

The utility has fitted wall and base units, worksurfaces with matching up-stands and plumbing for a washing machine. Luxury vinyl tiled flooring, a radiator and an external door leading to the rear garden.



## Ground Floor W.C

1.49m x 1.92m (4'10" x 6'3")

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



## Principal Bedroom

3.99m x 4.34m (13'1" x 14'2")

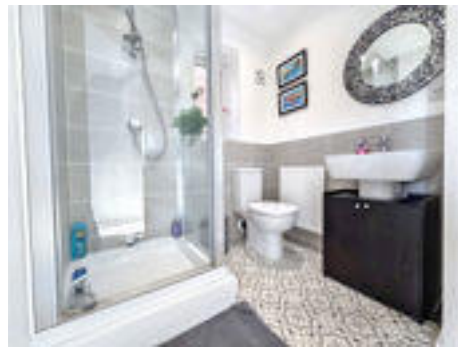
Double bedroom with an en-suite, a storage cupboard, carpet flooring, radiator and a double glazed front aspect window.



## En-suite

1.86m x 2.17m (6'1" x 7'1")

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



## Bedroom Two

3.81m x 2.85m (12'6" x 9'4")

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



## Bedroom Three

2.89m x 2.84m (9'5" x 9'3")

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



## Bedroom Four

2.90m x 2.15m (9'6" x 7'0")

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



## Bathroom

*1.78m x 2.10m (5'10" x 6'10")*

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, UPVC cladded walls, a radiator and a double glazed window.

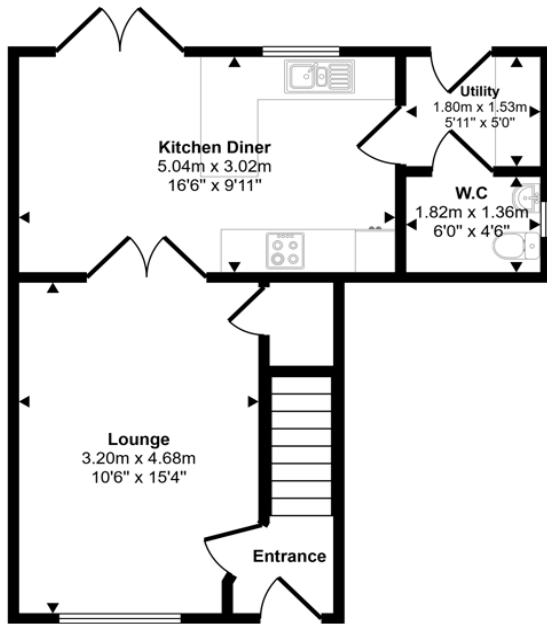
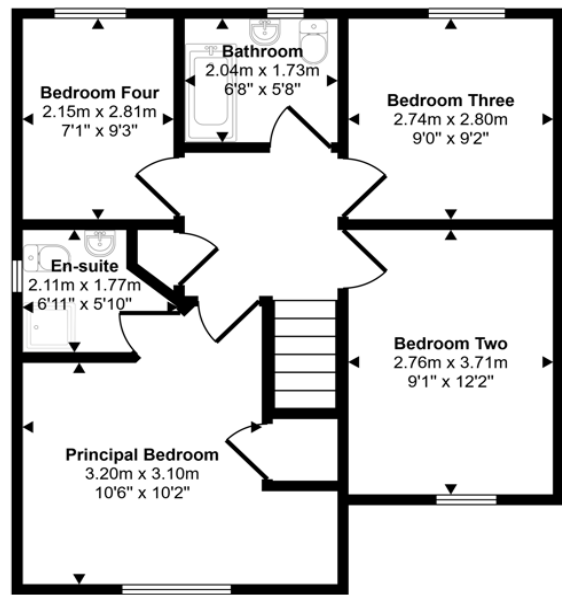


## External

Externally, to the front there is a garden laid to lawn, two car driveway and a garage. To the rear lies a private garden laid to lawn with a patio area adjacent to the property and decked section toward the back of the garden.



Approx Gross Internal Area  
95 sq m / 1019 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>                           |         | 93                      |
| (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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Monkshood Drive, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9FF

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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