



### 3 bed detached bungalow to buy

Houghton Road, Hetton-le-Hole,  
Houghton Le Spring, Tyne and Wear, DH5  
9PH

**£299,950**

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Rare To The Market
- ✓ Detached Bungalow
- ✓ Three Bedrooms
- ✓ Multi Car Driveway & Large Garage
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*DETACHED BUNGALOW\*\*THREE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*LOFT SPACE\*\*LARGE DETACHED GARAGE\*\*GATED MULTI CAR DRIVEWAY\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this immaculate three bedroom detached bungalow, occupying a generous plot and located on the ever popular Houghton Road, Houghton Le Spring. Perfectly positioned within close proximity to local amenities, transport links and popular local schools. Also within walking distance to Hetton Lyons Country Park, as well as being a short drive to Houghton Le Spring Town Centre, Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This impressive family residence is packed with original features that's has a modern twist and is spacious throughout. Briefly comprises of:- Property entrance leading to a welcoming hallway, a bright and airy lounge with French doors leading to the rear garden, a dining room and a kitchen/breakfasting area. There are three bedrooms and a stylish modern four piece bathroom, in addition there is a loft space which is split into the two sections with carpet flooring and Velux windows. Externally to the front there is a gated multi car driveway and a large garage, which can be access via an electric roller shutter door garage, to the rear there a private West Facing garden that backs on to Hetton Burn.

Early viewings come highly recommended to appreciate this rare opportunity of the location and size of this stunning family home. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: £299,950

Property Type: Detached Bungalow

USPs: Garden, New build

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to a versatile hallway, which has been previously use as a dining area. The hallway has wooden flooring, two radiators, double glazed windows, feature fireplace and paneled walls. In addition there is a storage cupboard that gives access to the loft space via a timber ladder.



## Lounge

4.79m x 5.09m (15'8" x 16'8")

Spacious lounge with a multi fuel fireplace, carpet flooring, a radiator, a double glazed bay window with a fitted seating area and French doors leading to the rear garden.



## Dining Room

5.61m x 3.94m (18'4" x 12'11")

The dining room has wooden flooring, a feature integrated gas fire, a radiator and a double glazed rear aspect window.



## Kitchen/Breakfasting Area

3.38m x 4.29m (11'1" x 14'0")

Modern kitchen/breakfasting area benefiting from a range of upper and lower units with contrasting granite work surfaces and matching upstands. There is an undermount sink, two pullout larder cupboards, integrated washing machine, microwave and a coffee maker, as well as a free standing American style fridge/freezer and a Leisure Range oven with a 5 hob gas burner. Wooden flooring, a storage cupboard, double glazed rear aspect window and an external door leading to the rear garden.



## Bedroom One

3.70m x 4.29m (12'1" x 14'0")

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



## Bedroom Two

3.72m x 4.28m (12'2" x 14'0")

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



## Bedroom Three

2.09m x 3.33m (6'10" x 10'11")

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



## Bathroom

2.72m x 3.14m (8'11" x 10'3")

Stylish four piece bathroom benefiting from a walk-in shower, free standing bath, W.C and a hand wash basin with vanity cupboards. Ceramic tiled flooring, ceramic walls, a vertical radiator and a double glazed rear aspect window.



## Loft Sapce

6.65m x 4.75m (21'9" x 15'7")

The loft has been split in to two rooms, the first section (15'7 x 21'9) has carpet flooring, ample storage and a Velux window. The second section (16'3 x 10'6) has carpet flooring, a storage cupboard and Velux window.

## Front External

Externally to the front there is a gated multi car driveway with mature bushes to the borders, which adds the extra element of privacy. To the side of the property there is a large garage (19'10 x 14'1), which can be access to via an electric shutter door.

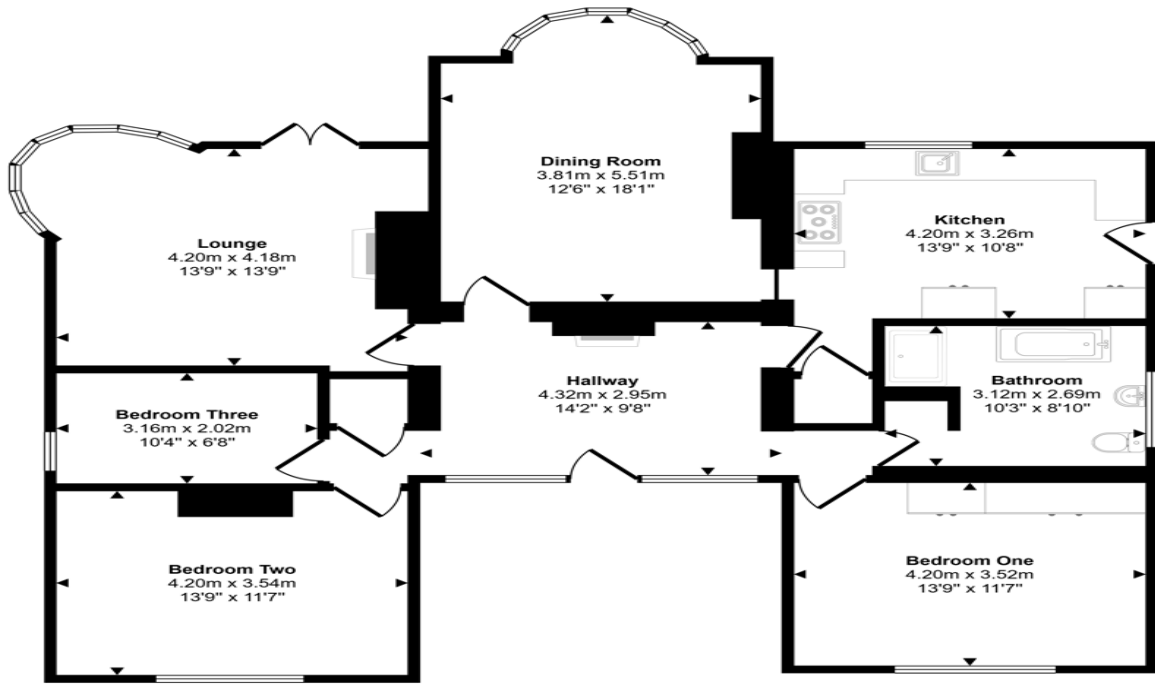


## Rear External

To the rear lies a private West facing garden, which has the additional bonus of not being overlooked and backing onto Hetton Burn. The garden is low maintenance, which is laid to artificial grass, a gravelled area and a raised decked section.



Approx Gross Internal Area  
121 sq m / 1304 sq ft



Floorplan

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(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	

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