



### 3 bed detached house to buy in

Sutherland Grange, New Herrington,  
Houghton Le Spring, Tyne and Wear, DH4  
4UT

# £200,000

🛏 x 3 🚿 x 2 🚿 x 2

Tenure

**Freehold**

### Property features

- ✓ Detached Family Home
- ✓ Generous Corner Plot
- ✓ Three Bedrooms
- ✓ South Facing Rear Garden
- ✓ EPC Rating C

Garage parking

Garden

## Key Information

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

## Description

**\*\*DETACHED FAMILY HOME\*\*** **GENEROUS CORNER PLOT\*\*** **THREE BEDROOMS\*\*** **PRINCIPAL BEDROOM WITH EN-SUITE\*\*** **SOUTH FACING REAR GARDEN\*\*** **GARAGE & DRIVEWAY\*\*** **NO ONWARD CHAIN\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive detached family home, which boasts three bedrooms and is located on the highly desirable estate of Sutherland Grange, New Herrington, Houghton Le Spring. Perfectly positioned on a generous corner plot located within easy access of local shops and other amenities, sought after schools, good public transport and major road links the A19. Also within walking distance to Herrington Country Park, as well as being a short drive Houghton Le Spring, Durham & Sunderland City Centres.

The residential home is spacious throughout briefly comprises of: Entrance/hallway, lounge, dining room, a fitted kitchen/breakfasting area, a utility, conservatory and ground floor W.C. To the first floor lies the principal bedroom with an en-suite, a further two bedrooms and a three piece family bathroom, externally there is a garden, driveway and garage to the front and to the rear, is a good sized South facing garden.

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

Council Tax Band: D

Tenure: Freehold

Price: £200,000

Property Type: Detached House

USPs: Garden, Chain free

Parking: Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway which has carpet flooring and a radiator. The hallway also gives access to the lounge, kitchen/breakfast area, ground floor W.C and first floor staircase.

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## Lounge

4.46m x 3.35m (14'7" x 10'11")

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



## Dining Room

2.89m x 3.34m (9'5" x 10'11")

The diner has carpet flooring, a radiator and patio doors leading to the conservatory.



## Kitchen/Breakfasting Area

5.01m x 2.89m (16'5" x 9'5")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a bespoke breakfast bar, plumbing for a dishwasher and an integrated oven with a gas hob. Vinyl flooring, tiled splash back, storage cupboard, a radiator and a double glazed rear aspect window.



## Utility

2.68m x 2.42m (8'9" x 7'11")

The utility area has fitted base units with contrasting worksurfaces, a stainless steel sink and plumbing for a washing machine. Vinyl flooring, tiled splash back, a radiator, internal access to the garage, a double glazed window and an external door leading to the rear garden.



## Conservatory

2.84m x 3.05m (9'3" x 10'0")

Double glazed conservatory with carpet flooring and French doors leading to the rear garden.



## Principal Bedroom

3.96m x 3.42m (12'11" x 11'2")

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



## En-suite

2.27m x 3.42m (7'5" x 11'2")

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



## Bedroom Two

2.62m x 3.15m (8'7" x 10'4")

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



## Bedroom Three

2.23m x 2.81m (7'3" x 9'2")

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



## Bathroom

2.28m x 1.74m (7'5" x 5'8")

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



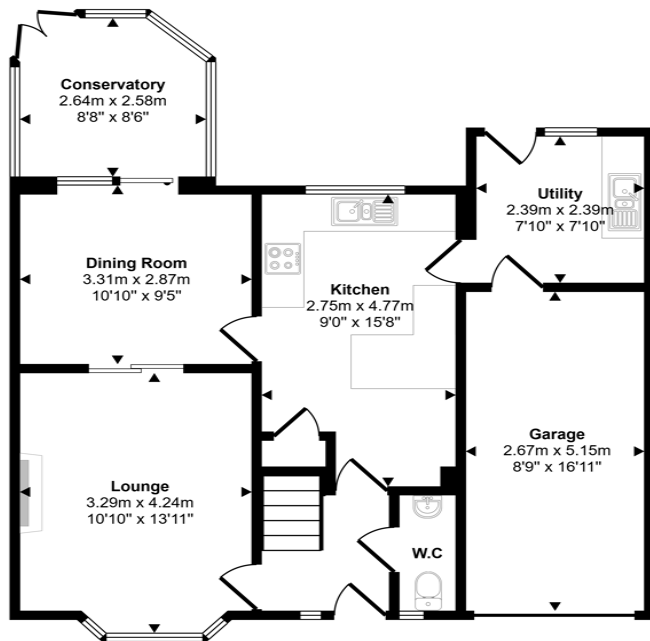
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## External

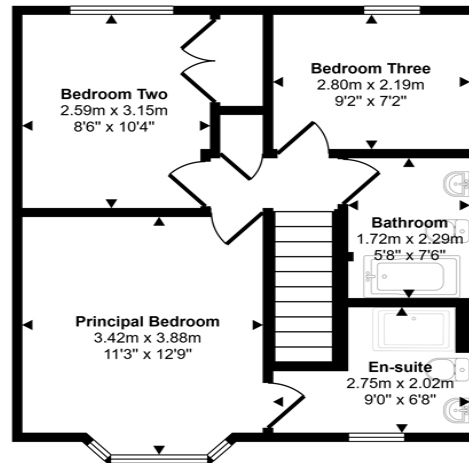
Externally to the front there is a garden, driveway and garage. To the rear lies a good sized South facing garden laid to lawn with mature shrubs and trees.



Approx Gross Internal Area  
114 sq m / 1227 sq ft



Ground Floor  
Approx 70 sq m / 757 sq ft



First Floor  
Approx 44 sq m / 469 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(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	

Sutherland Grange, New Herrington, Houghton Le Spring, Tyne and Wear, DH4 4UT

Contact your local branch today for more information on this property:  
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<https://www.alignsurveyors.co.uk/>

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