



## 4 bed detached house to buy in

Eastgate, Houghton Le Spring, Tyne and Wear, DH4 6GX

# £260,000

🛏 x4 🚿 x2 🚗 x2

Tenure

**Freehold**

## Property features

- ✓ Detached
- ✓ Four Bedrooms
- ✓ Driveway & Garage
- ✓ Sought After Location
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

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

## Description

Rare Opportunity on the Highly Sought After Eastgate, Houghton-le-Spring

Located on the ever popular Eastgate, Houghton-le-Spring, this impressive four bedroom detached family home offers generous living space throughout, a large driveway for multiple vehicles, and a fantastic south facing rear garden, making it ideal for growing families and those who love to entertain.

Upon entering the property, you are welcomed by a spacious entrance hall which sets the tone for the size and quality on offer. The home features a bright and comfortable living room, perfect for relaxing, alongside a modern kitchen diner providing an excellent open space for family meals and gatherings.

In addition, there is a further reception room, offering flexible use as a dining room, playroom, home office or snug. Completing the ground floor is a convenient utility room, adding further practicality for everyday living.

A well-placed downstairs WC adds extra ease for day-to-day living.

Upstairs, the property boasts four well-proportioned bedrooms, with the impressive principal bedroom benefiting from its own private en suite. A well-appointed family bathroom serves the remaining bedrooms, ensuring comfort for all. The first floor is further enhanced by two spacious walk-in cupboards, offering practical and versatile storage.

Externally, the home continues to impress with a large south facing rear garden, enjoying plenty of sunshine throughout the day, ideal for outdoor dining, children's play, or simply relaxing.

With its desirable location, excellent layout, and superb outdoor space, this property represents a fantastic opportunity to secure a forever family home in one of Houghton-le-Spring's most popular areas.

Early viewing is highly recommended.

Council Tax Band: C

Tenure: Freehold

Price: £260,000

Property Type: Detached House

USPs: Garden

Parking: Driveway

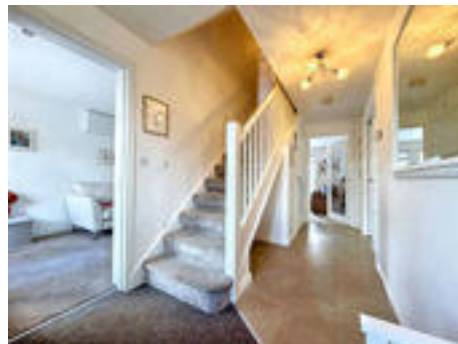
Heating: Gas

## External



## Hallway

5.15m x 2.02m (16'10" x 6'7")



## Living Room

4.65m x 3.41m (15'3" x 11'2")



## Snug

3.78m x 2.45m (12'4" x 8'0")

## Kitchen

8.47m x 2.35m (27'9" x 7'8")



## Dining Room

## Downstairs W.C.

1.74m x 0.85m (5'8" x 2'9")



## Utility room

2.36m x 1.17m (7'8" x 3'10")



## Bedroom One

3.41m x 3.15m (11'2" x 10'4")



## En-Suite

1.93m x 1.74m (6'3" x 5'8")



## Bedroom Two

3.80m x 2.62m (12'5" x 8'7")

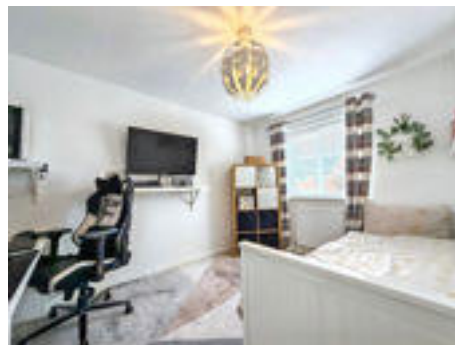


## Bedroom Three

3.35m x 2.37m (10'11" x 7'9")

## Bedroom Four

3.65m x 2.69m (11'11" x 8'9")



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## Bathroom

2.31m x 1.92m (7'6" x 6'3")

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## Garden





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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<https://www.alignsurveyors.co.uk/>

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