



Eastgate, Houghton, DH4 6GX
3 Bed - House - End Terrace
£175,000

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Eastgate

Houghton, DH4 6GX

* BEAUTIFULLY PRESENTED AND IMPROVED * STUNNING KITCHEN * GORGEOUS PANELLING * SPACIOUS LOUNGE * GARDEN WITH SUNNY ASPECT * DRIVEWAY FOR PARKING * CUL DE SAC LOCATION *

Offered to the market is this beautifully presented and recently built three-bedroom end-link home, which has been further improved by the current owners. Tucked away in a pleasant cul de sac on a modern, attractive development, this home occupies a lovely plot and is ideal for buyers seeking style, comfort and convenience.

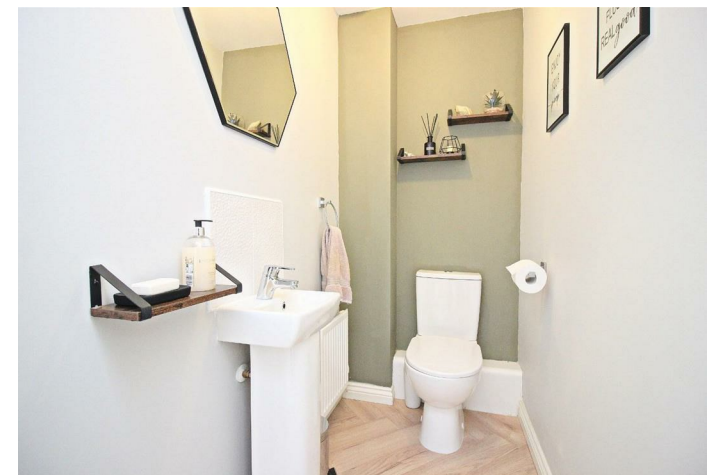
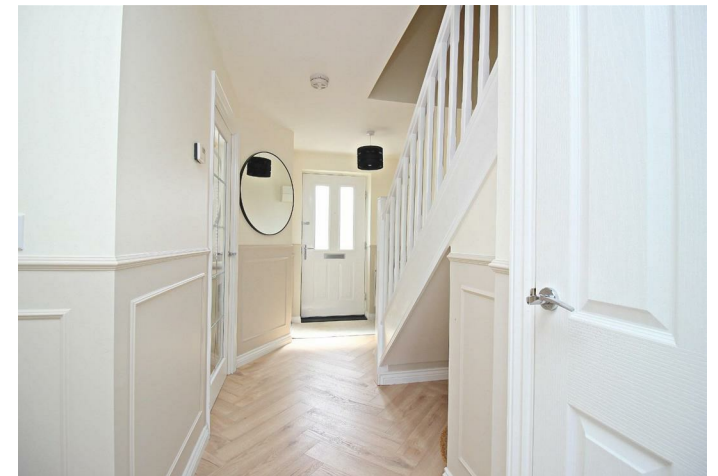
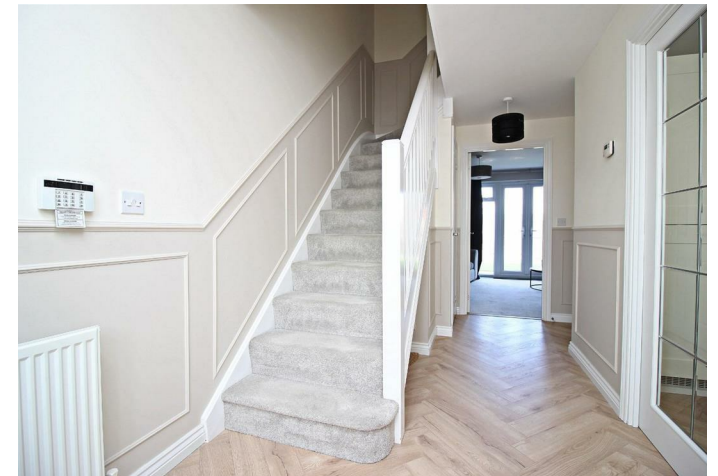
The internal layout comprises an entrance hallway with handy understairs storage and a downstairs WC, a spacious lounge stretching the full width of the home with French doors opening onto the garden, and a stunning, contemporary kitchen complete with integrated appliances and room for a dining table and chairs. Thoughtful touches such as stylish panelling add character and warmth throughout.

Upstairs, you'll find three bedrooms, making this a great option for families or those needing space to work from home. The modern family bathroom is fitted with a white suite.

Externally, there is a small front garden and a driveway providing off-street parking. To the rear is a generously sized, low-maintenance garden enjoying a sunny aspect, with patio area and artificial grass, perfect for relaxing or entertaining.

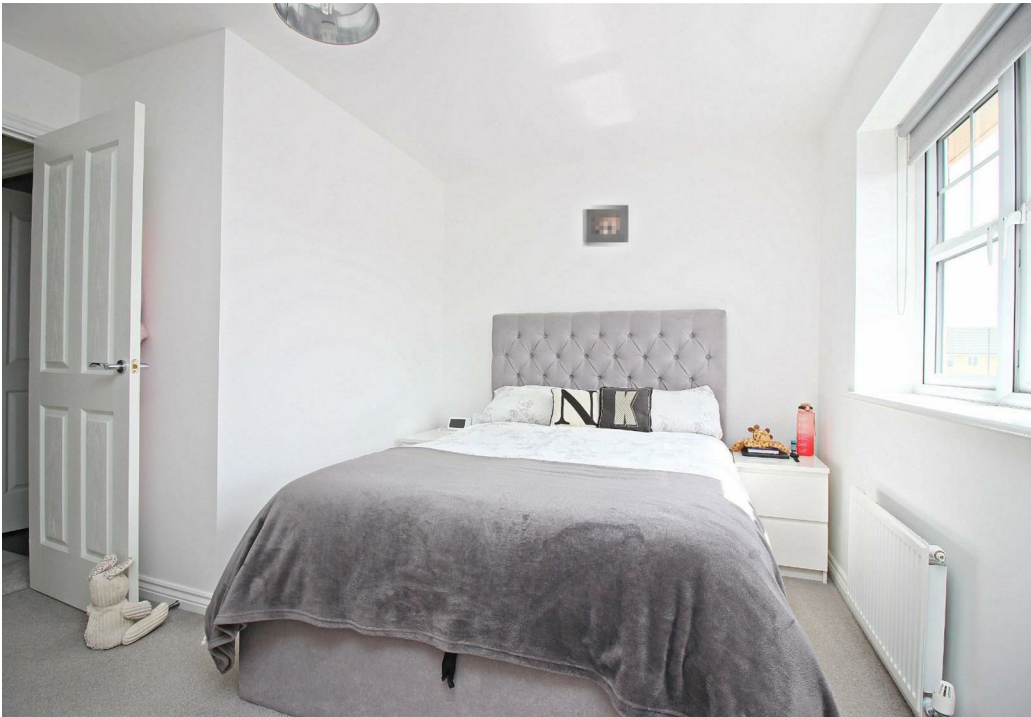
Eastgate forms part of a development in Houghton-le-Spring, well located for access to Durham, Sunderland and the A1(M). There are a range of local amenities nearby including shops, schools, supermarkets and parks, as well as Rainton Meadows Nature Reserve just a short distance away for scenic walks and outdoor space.

Ideal for first-time buyers, young families or anyone looking for a stylish and move-in ready home in a great spot.













GROUND FLOOR

Hallway

Living Room

15'5" x 11'1" (4.7 x 3.4)

Downstairs WC

6'2" x 3'7" (1.9 x 1.1)

Kitchen

11'1" x 10'2" (3.4 x 3.1)

FIRST FLOOR

Landing

Bedroom

11'1" x 15'5" (3.4 x 4.7)

Bedroom

10'5" x 8'6" (3.2 x 2.6)

Bedroom

10'5" x 6'6" (3.2 x 2)

Bathroom

6'6" x 5'6" (2 x 1.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 53 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Sunderland, Band B - Approx. £1,628 p.a

Energy Rating: B

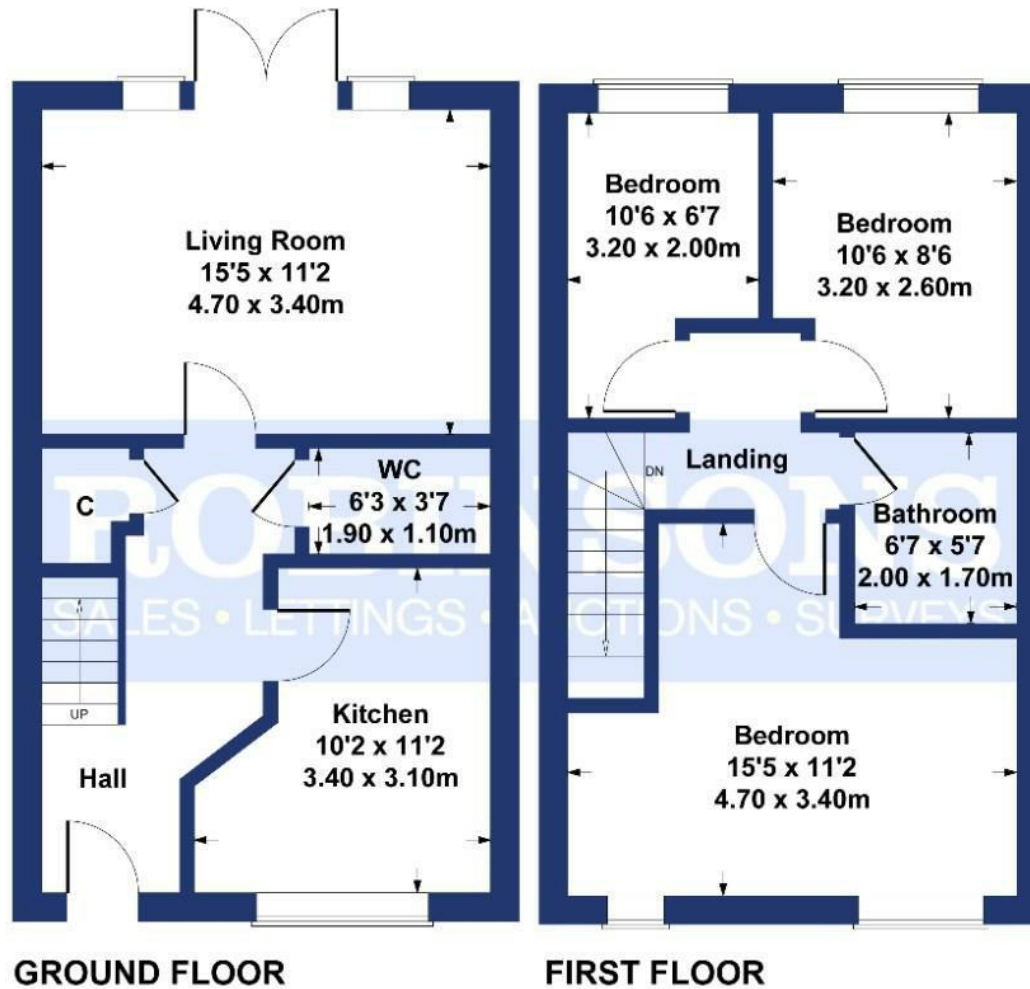


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Eastgate

Approximate Gross Internal Area
829 sq ft - 77 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		96
(61-81)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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