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Leeholme, Copt Hill, DH5 8HS
2 Bed - House - End Terrace
O.I.R.O £115,000

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Leeholme

Copt Hill, DH5 8HS

No Upper Chain ** Generous End Plot ** Pleasant Position ** Good Potential ** Upvc Double Glazing & GCH Via Combination Boiler ** Front and Rear Gardens ** Potential Off Street Parking ** Ideal First Buy or Family Home **

The floor plan comprises; entrance porch, lounge, kitchen dining room, conservatory to the rear garden. The first floor has two double bedrooms and bathroom/WC.

Houghton-le-Spring is particularly appealing to buyers who prioritise practical day-to-day living, with strong road links, good local amenities, and generally solid schooling options for families. The town is well positioned for commuters, with the A690 running through it and providing direct access between nearby cities, while the A1(M) and A19 are easily reachable for wider travel across the North East. Although there's no train station in the town itself, regular bus services connect to surrounding urban centres, making it most convenient for those who drive but still workable without a car.

In terms of amenities, Houghton-le-Spring is functional rather than high-end but covers most everyday needs. The town centre offers supermarkets, shops, pharmacies, and essential services, while residential areas are typically close to convenience stores, GP surgeries, and leisure facilities. There are also several parks and green spaces nearby, which add to its appeal for families and those who enjoy outdoor activities. Overall, it provides convenience and accessibility rather than a vibrant retail or nightlife scene.

Schools are a relative strength, particularly at primary level, with a good number of well-rated options spread across the area. Secondary schools serving the town are generally considered solid and typical for the region, offering a reasonable standard of education without being standout performers. As with most locations, catchment areas are important, but families will find a good range of accessible schooling options locally.





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Leeholme

Approximate Gross Internal Area
786 sq ft - 73 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(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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45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscs.co.uk
www.robinsonsestateagents.co.uk

