



**Whitworth Park Drive, DH4 6GP**  
**4 Bed - House - Semi-Detached**  
**£244,995**

**ROBINSONS**  
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\* LARGE GARDEN \* NICE LOCATION \* VERY WELL PRESENTED \* GOOD QUALITY FIXTURES AND FITTINGS \*

This beautifully presented four-bedroom townhouse offers generous space across three floors, on the sought-after development of Elba Park in Houghton le Spring. With a spacious layout, a large enclosed garden, off-street parking and a garage, this is a brilliant option for families seeking comfort and practicality in a well-connected location.

As you enter, you're welcomed into a bright hallway leading to a handy ground floor WC, a modern fitted kitchen with good cupboard space and integrated appliances, and a standout lounge area with Velux windows and French doors opening out onto the garden – perfect for letting in plenty of natural light.

Upstairs, the first floor hosts two well-sized bedrooms and the family bathroom. The top floor is home to the main bedroom with its own ensuite shower room, alongside a fourth bedroom that is also of good size.

Outside, the generous rear garden is enclosed and ideal for entertaining or relaxing in the warmer months, while the front also has a small lawned garden. The property benefits from ample off-street parking and a garage, providing excellent storage and convenience.

Elba Park is a highly regarded modern development built with families in mind, set around a large 52-hectare country park offering miles of scenic walks, cycle routes and green open space right on your doorstep. It's within easy reach of local amenities including supermarkets, pubs, takeaways and gyms, with both Chester-le-Street and Houghton-le-Spring town centres nearby for a wider choice of shops and services. Local schools such as Dubmire Primary and Kepier School are also close at hand. Excellent road connections via the A1(M), A690 and A19 make it ideal for commuters travelling to Durham, Sunderland, Newcastle and beyond.

#### Hallway

#### W.C

#### Kitchen

#### Lounge

#### FIRST FLOOR

#### Bedroom

#### Bedroom

#### Bathroom

#### SECOND FLOOR

#### Bedroom

#### EnSuite

#### BEDROOM

#### EXTERNAL

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#### AGENT'S NOTES

Council Tax: Sunderland, Band C  
Tenure: Freehold  
EPC B

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains and solar

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Probate – N.A

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

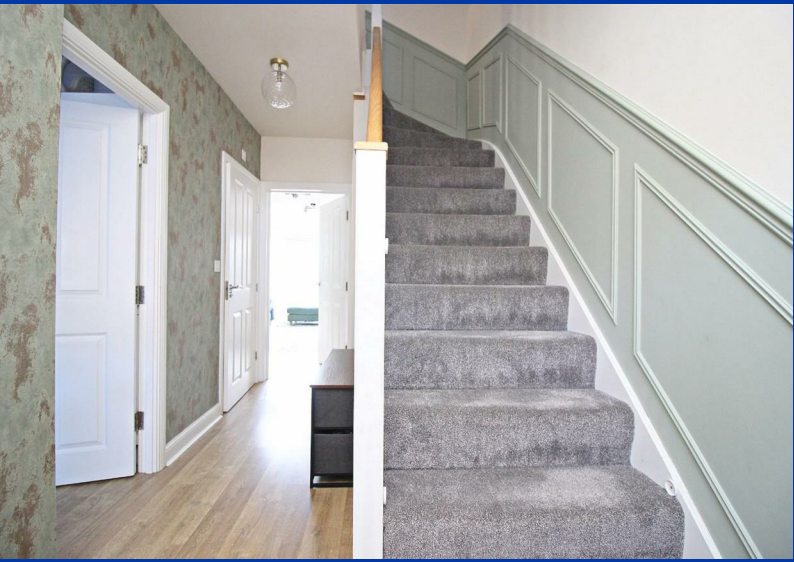
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – no

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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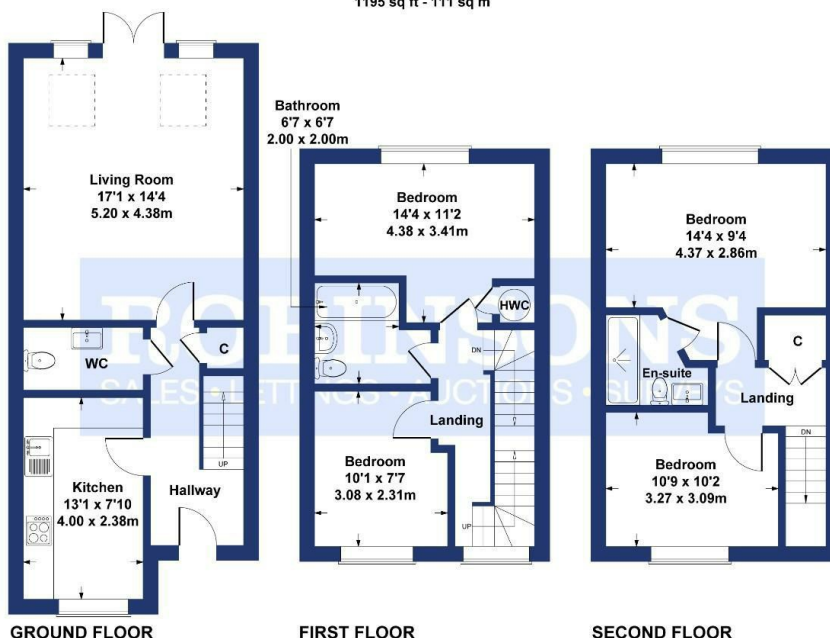
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Approximate Gross Internal Area  
1195 sq ft - 111 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			
(92 plus) A		90	91
(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	

## DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)  
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## DURHAM REGIONAL HEAD OFFICE

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## BISHOP AUCKLAND

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## WYNYARD

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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