

Abbey Drive, Houghton Le Spring, DH4 5LB
3 Bed - House - Semi-Detached
£150,000

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Abbey Drive
Houghton Le Spring, DH4 5LB

* SPACIOUS SEMI DETACHED FAMILY HOME * FINISHED TO A HIGH STANDARD THROUGHOUT * LARGE FLOORED LOFT SPACE * OFF ROAD PARKING WITH DOUBLE DRIVEWAY * PLEASANT AND WELL SIZED REAR GARDENS * FANTASTIC LOCATION * NEW GORGEOUS SHOWER ROOM * DOWNSTAIRS UTILITY / WC *

Offered to the market this fantastic semi-detached property which boasts three good sized bedrooms, a large floored loft space and is situated on a superb plot offering lawned, enclosed gardens to the rear and off-road parking for a number of vehicles.

The accommodation offers a range of storage space throughout and briefly comprises an entrance hall, generous lounge and dining area, a modern upgraded kitchen, and a utility room/wc.

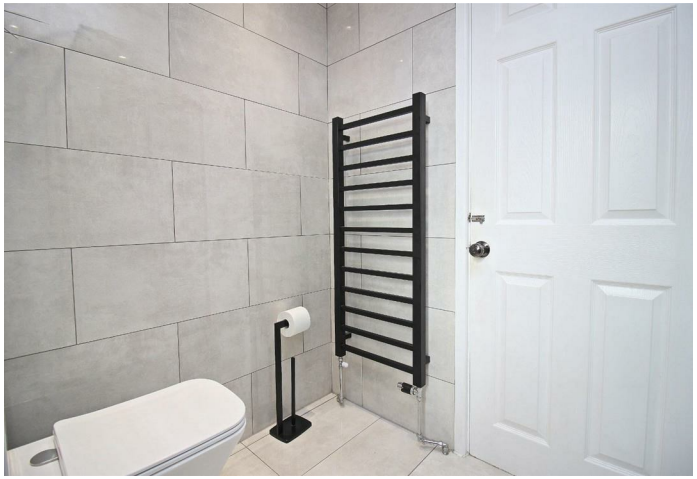
To the first floor there are three bedrooms and a refitted shower room/wc, whilst from the landing a staircase leads to the floored loft space with Velux windows.

Externally, to the front elevation is a double driveway providing ample parking, whilst to the rear lies a generous garden, laid mainly to lawn with patio space, creating an ideal setting for entertaining and alfresco dining in the summer months. The property also benefits from an outhouse.

Abbey Drive in Houghton-le-Spring is a highly convenient and sought-after location. The property is within easy reach of a range of local amenities including supermarkets, shops, leisure facilities and healthcare. Excellent transport links are close by, with the A690 and A19 providing quick access to Durham, Sunderland and Newcastle, making it a perfect choice for commuters. Families will also find a good selection of local schools nearby, and the area offers plenty of open green space and walking routes, including Rainton Meadows Nature Reserve, ideal for those who enjoy the outdoors.











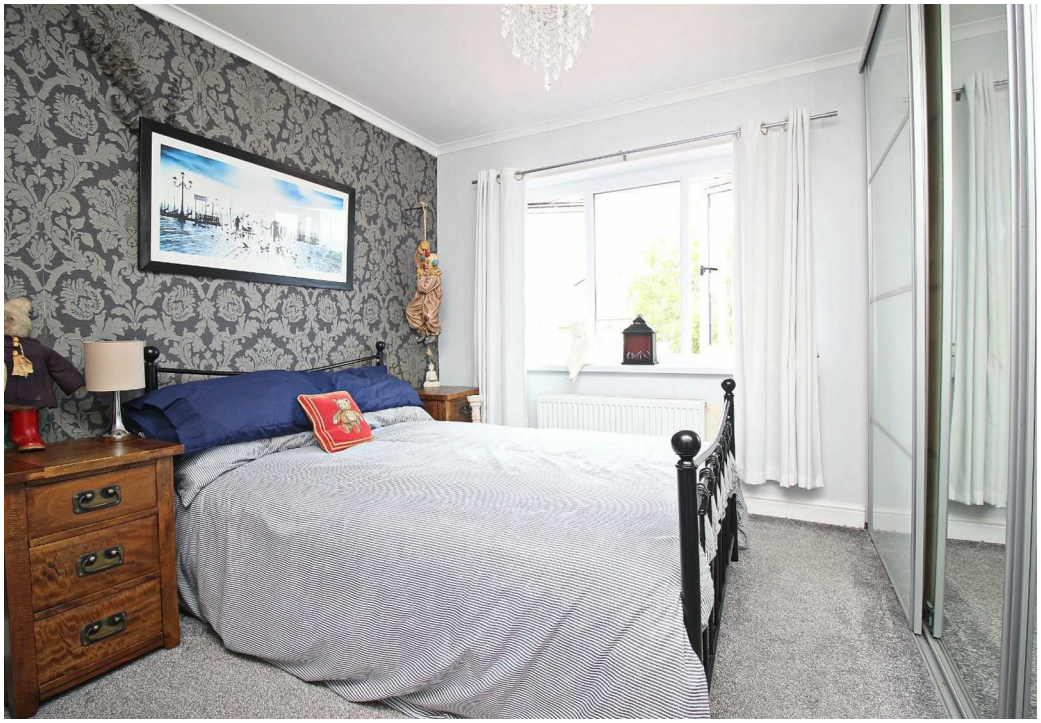


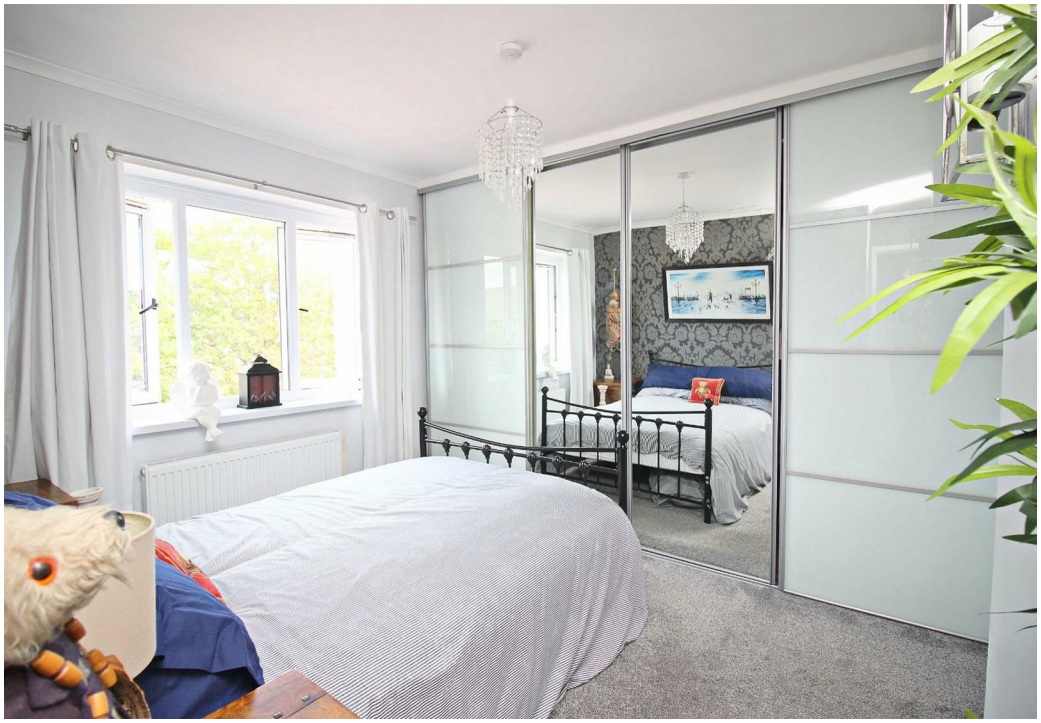



Coffee
Tea
LOVE
beko


LOVE


COFFEE











GROUND FLOOR

Hallway

Lounge / Dining Room
19'0" x 14'5" x 10'9" (5.8 x 4.4 x 3.3)

Kitchen
12'5" x 8'6" (3.8 x 2.6)

Utility / WC
5'10" x 5'6" (1.8 x 1.7)

FIRST FLOOR

Landing

Bedroom
11'1" x 8'6" (3.4 x 2.6)

Bedroom
11'5" x 8'10" (3.5 x 2.7)

Bedroom
8'2" x 8'2" (2.5 x 2.5)

Bathroom / WC
7'2" x 5'6" (2.2 x 1.7)

SECOND FLOOR

Floored Loft Space
19'0" x 11'1" (5.8 x 3.4)

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 12 Mbps, Superfast 54 Mbps, Ultrafast 1,800 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Sunderland, Band A - Approx. £1,395 p.a
Energy Rating: D

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.



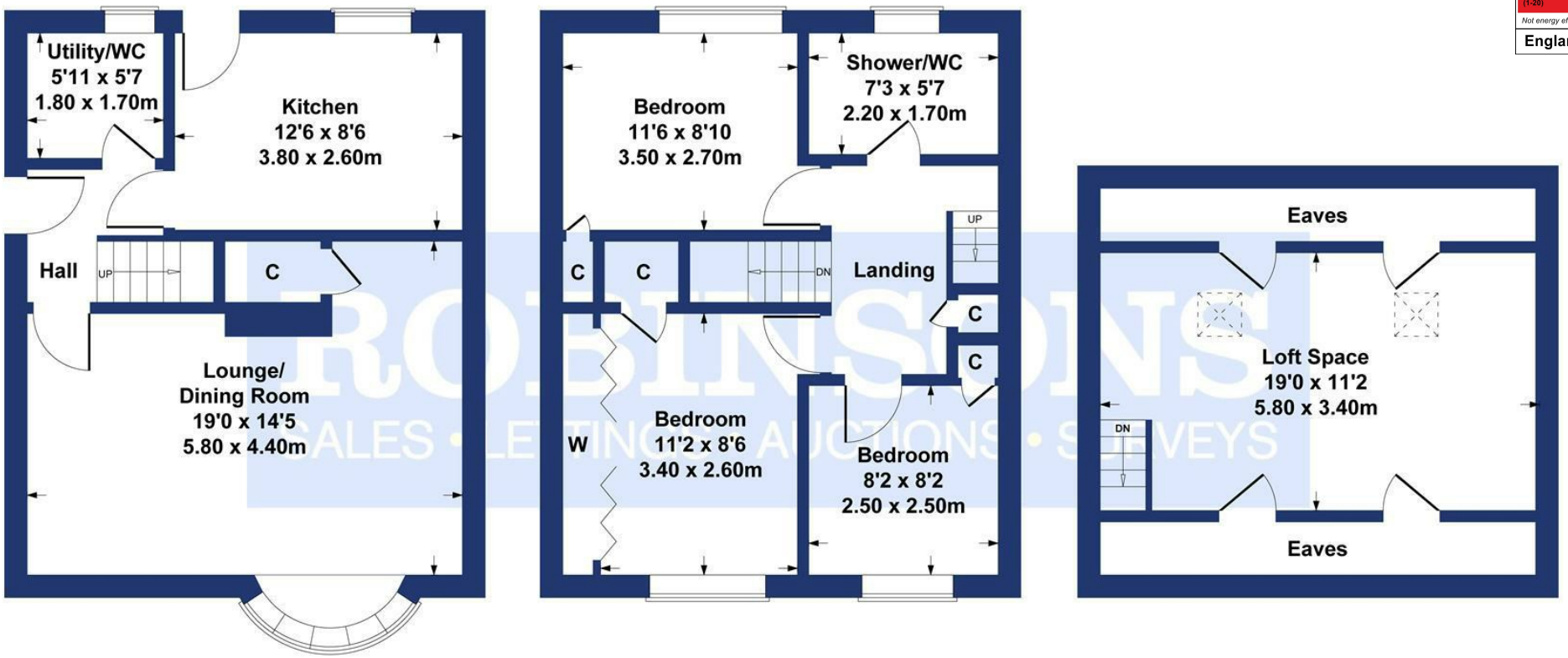






Abbey Drive

Approximate Gross Internal Area
1109 sq ft - 103 sq m

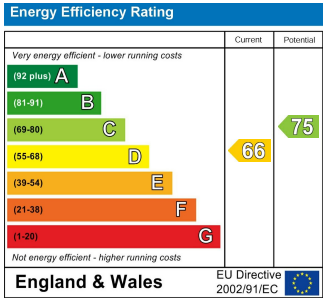


GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

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. 2025



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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