



Aberford Drive, Philadelphia, DH4 4ZH  
3 Bed - House - End Terrace  
£174,995

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## Aberford Drive Philadelphia, DH4 4ZH

**\*\* IMPRESSIVE THREE BED END LINK FAMILY HOME WITH ADDITIONAL PARKING \*\***

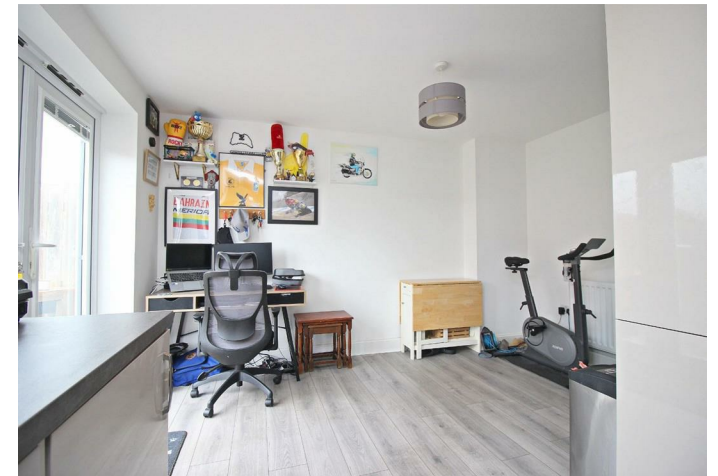
We welcome to the market this impressive three-bedroom end link home, ideally situated on the sought-after Scholars Gate development in Philadelphia, Houghton le Spring. With added benefit of extra parking created by the current owners, the property now offers a generous three-car driveway to the front.

The location is excellent for families and commuters alike, with easy access to local shops, amenities, and well-regarded schools. Major road links including the A19 are within close reach, as are transport links and nearby attractions such as Herrington Country Park. Both Houghton le Spring and the City Centres of Sunderland and Durham are just a short drive away.

The spacious accommodation comprises a welcoming entrance hallway, bright lounge, open plan kitchen/dining room with French doors to the garden, and a handy ground floor W.C. To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom.

Externally, there is a spacious driveway for up to three cars at the front, while the rear features a pleasant, enclosed garden that offers a good level of privacy – ideal for families or entertaining.

Early viewings are strongly recommended to fully appreciate the space, layout and location of this lovely home.



















## GROUND FLOOR

### Hallway

### Lounge

14'5" x 11'5" (4.4 x 3.5)

### Dining Kitchen

14'9" x 12'9" (4.5 x 3.9)

### Downstairs WC

5'6" x 3'3" (1.7 x 1)

## FIRST FLOOR

### Landing

### Bedroom

14'9" x 10'2" (4.5 x 3.1)

### Bedroom

10'5" x 7'10" (3.2 x 2.4)

### Bedroom

8'10" x 6'10" (2.7 x 2.1)

### Bathroom

7'10" x 6'2" (2.4 x 1.9)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) 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	

**We are in the process of producing a floorplan for this property. Please check back later.**

**Alternatively you can call us to register your interest on 0191 387 3000.**

