Spring Drive, Houghton Le Spring, DH5 8BN
3 Bed - House - Semi-Detached
£170,000

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Spring Drive
Houghton Le Spring, DH5 8BN

* NO ONWARD CHAIN * BEAUTIFULLY PRESENTED * VERY SPACIOUS ROOMS * ATTRACTIVE KITCHEN AND BATHROOM * DOWNSTAIRS WC, UTILITY ROOM AND EN-SUITE * DRIVEWAY AND GARAGE * A MUST VIEW IN A CUL DE SAC POSITION *

Offered for sale with the benefit of no onward chain is this beautifully presented and impressively spacious three bedroom semi-detached home, ideally suited to a range of buyers.

Tucked away in a quiet cul-de-sac, the property enjoys a pleasant position with driveway, garage, and additional visitor parking spaces available.

Internally, the layout is sure to appeal, starting with a welcoming entrance hallway with useful downstairs WC, a comfortable lounge, and an attractive open plan dining kitchen with ample space to entertain. A separate utility room adds extra practicality.

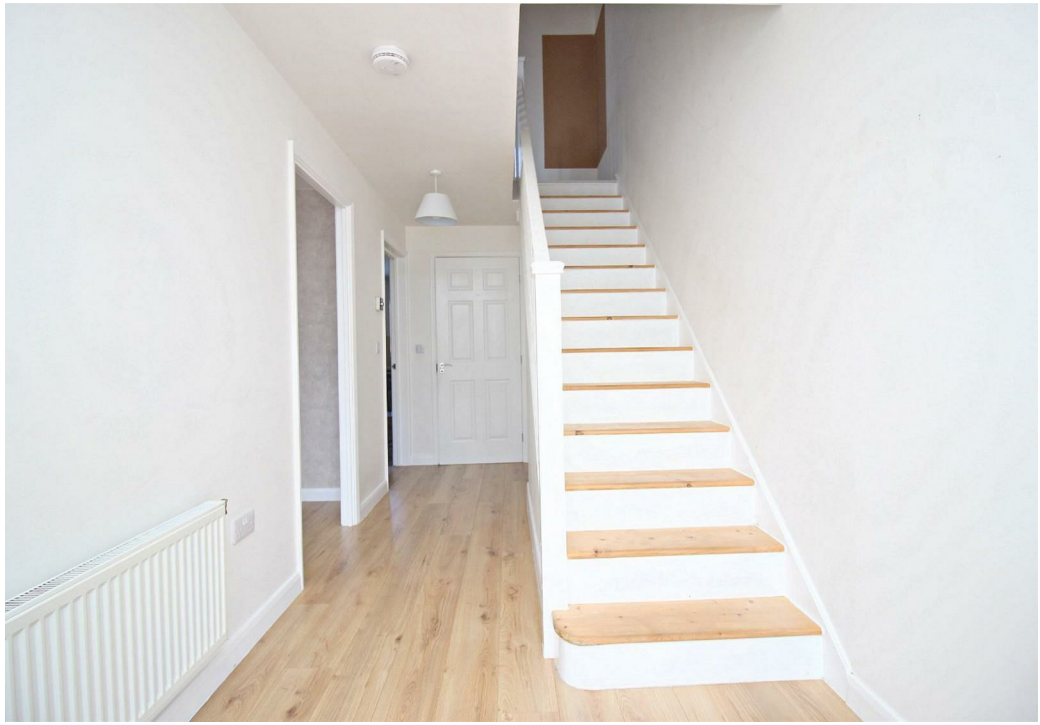
To the first floor there are three bedrooms, the main bedroom benefiting from an en-suite shower room, along with a modern family bathroom.

Externally there is off-street parking, an attached garage, and a generous rear garden with lawn and patio – ideal for families or those who enjoy spending time outdoors.

The property also benefits from uPVC double glazing, gas fired central heating, and the added benefit of solar panels.

Spring Drive forms part of a popular and established residential development in Houghton-le-Spring, well placed for access to local amenities including schools, supermarkets, parks and healthcare. Commuters are well served by excellent road links via the A690 and A19, connecting to Durham, Sunderland and Newcastle, while nearby bus routes make day-to-day travel easy.

Viewings are strongly recommended to appreciate both the size and standard of accommodation on offer.



MATISSE
HENRI MATISSE
MATISSE

GROUND FLOOR

Hallway

Lounge
13'9" x 11'5" (4.2 x 3.5)

Dining Kitchen
13'9" x 11'5" (4.2 x 3.5)

Utility Room
6'6" x 3'5" (2 x 1.06)

Downstairs WC

Garage
18'4" x 9'2" (5.6 x 2.8)

FIRST FLOOR

Landing

Bedroom
11'9" x 10'2" (3.6 x 3.1)

En-Suite
8'2" x 5'2" (2.5 x 1.6)

Bedroom
11'9" x 11'1" (3.6 x 3.4)

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

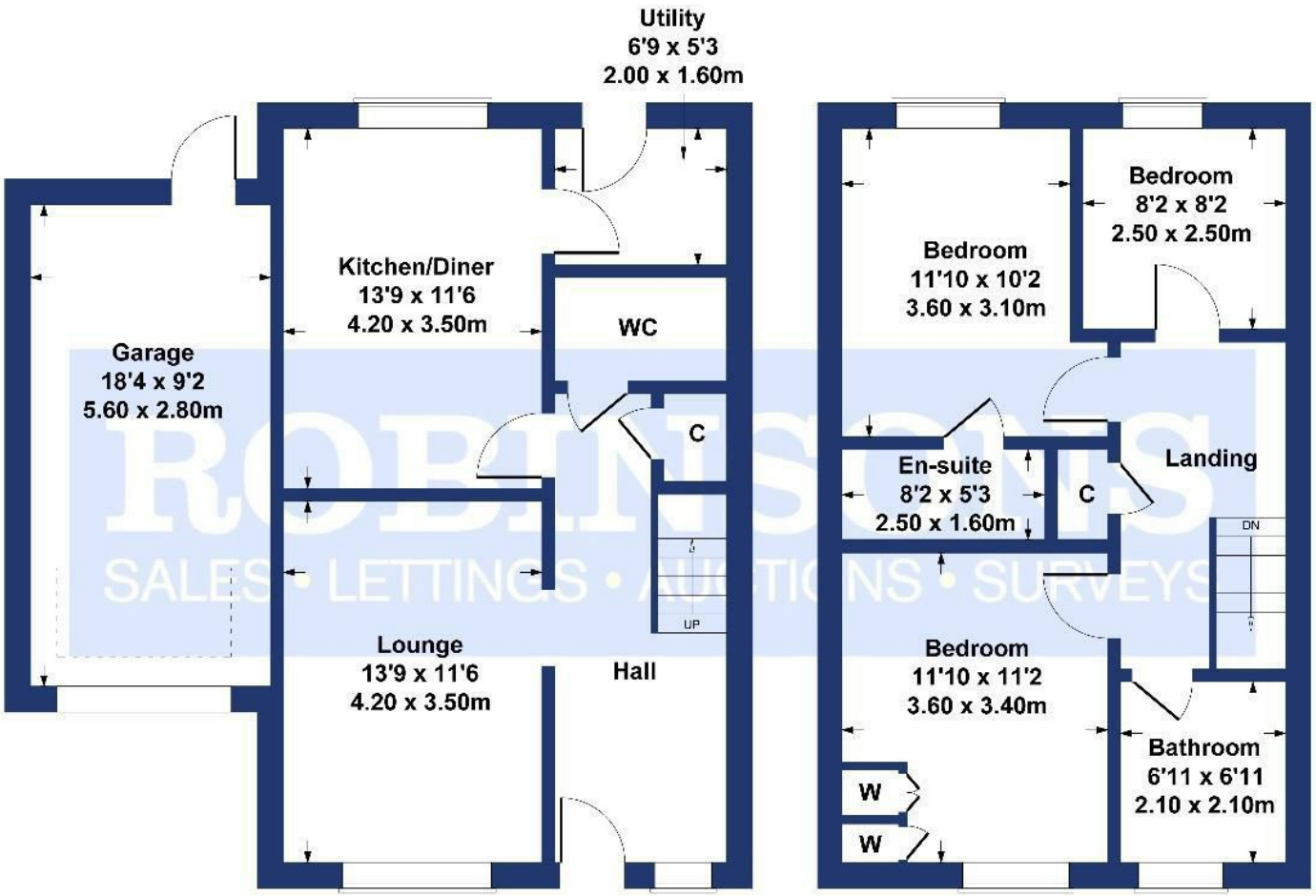
Bathroom
6'10" x 6'10" (2.1 x 2.1)

Agent's Notes
Electricity Supply: Mains/solar panels
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 12 Mbps, Superfast 73 Mbps, Ultrafast 10,000 Mbps
Mobile Signal/Coverage: Check with your provider.
Tenure: Freehold
Council Tax: Sunderland, Band B - Approx. £1,628 p.a
Energy Rating: C
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.

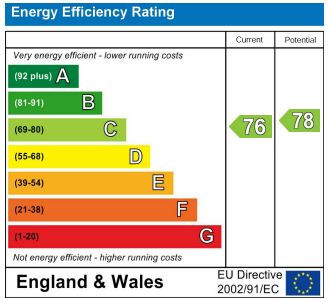
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Spring Drive

Approximate Gross Internal Area
1130 sq ft - 105 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. 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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