



Front Street, Newbottle, DH4 4EP  
3 Bed - House - Mid Terrace  
Offers In The Region Of £145,000

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## Front Street Newbottle, DH4 4EP

\* BEAUTIFULLY PRESENTED AND MUCH IMPROVED \* LOVELY SETTING WITH FAR REACHING VIEWS TOWARDS PENSHAW MONUMENT \* GORGEOUS RE-FITTED KITCHEN AND BATHROOM \* PARKING FOR UP TO 2 CARS AND GARAGE \* MODERN NEUTRAL DECOR THROUGHOUT \* FRONT GARDEN \*

Offered for sale is this beautifully presented and much improved three bedroom home, benefiting from gas fired central heating via a combination boiler, a stylish refitted bathroom installed around one year ago, and a modern refitted kitchen completed approximately two years ago.

The internal layout comprises an entrance lobby, a comfortable lounge leading through to a dining area, and a fabulous kitchen. To the first floor there are two double bedrooms, a single bedroom ideal for nursery or study use, and a family bathroom with a white suite.

Externally to the front is a pleasant lawned garden, while to the rear is a driveway providing off-street parking for up to two cars, along with a garage.

Front Street, Newbottle is a popular and well-regarded location offering an excellent range of local amenities including shops, pubs, and places to eat.

The village has a sought-after primary school and good transport links to nearby Houghton-le-Spring, Durham, Sunderland and Newcastle, making it ideal for families and commuters alike.

The property also enjoys lovely views towards the iconic Penshaw Monument and is within easy reach of open countryside, perfect for those who enjoy walking and outdoor activities.









## GROUND FLOOR

### Entrance Lobby

**Living / Dining Room**  
17'4" x 15'5" (5.3 x 4.7)

**Kitchen**  
10'5" x 7'6" (3.2 x 2.3)

### Garage

## FIRST FLOOR

### Landing

**Bedroom**  
13'5" x 9'2" (4.1 x 2.8)

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

**Bedroom**  
6'6" x 5'10" (2 x 1.8)

**Bathroom**  
6'10" x 6'6" (2.1 x 2)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 257 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

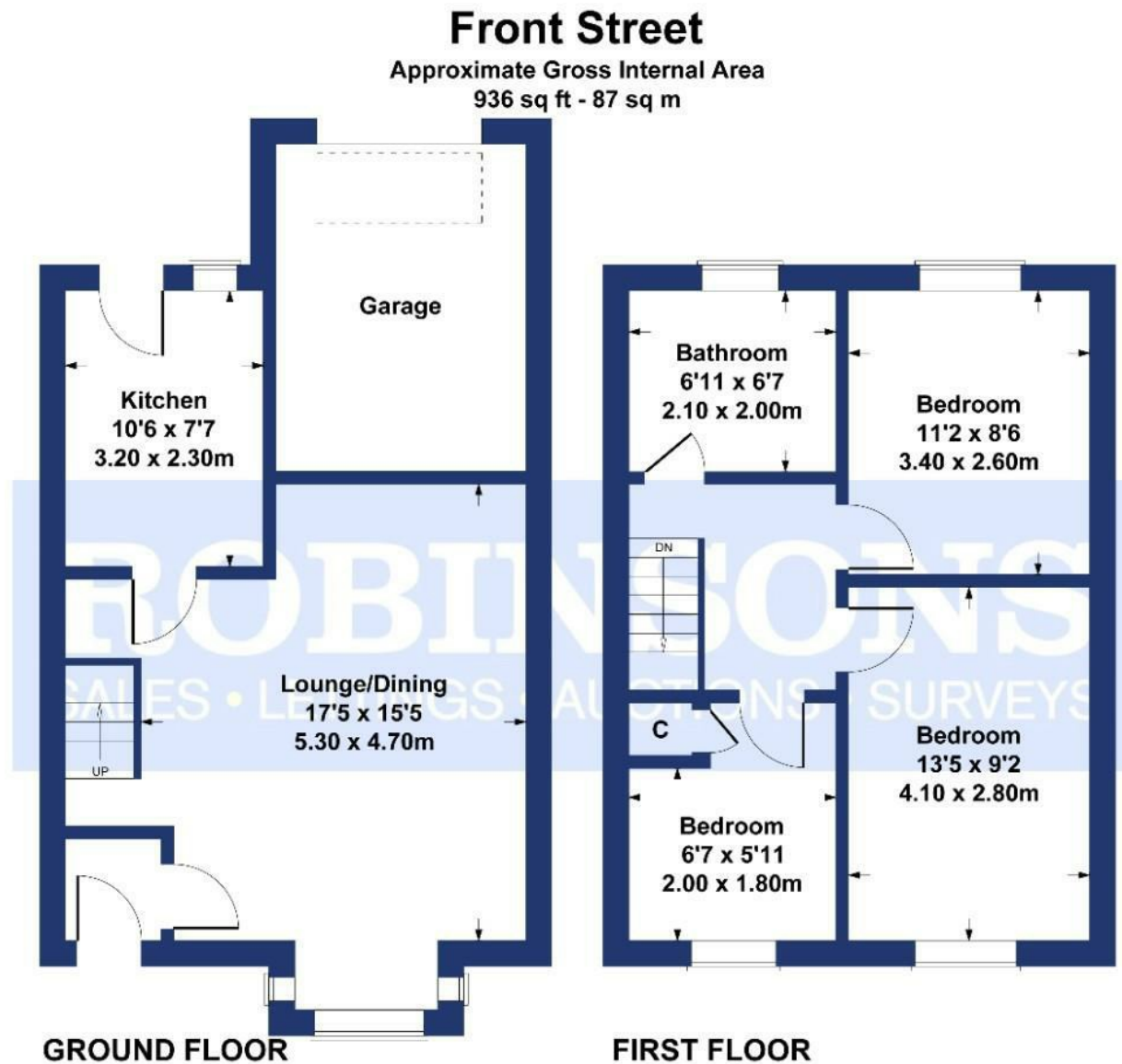
Council Tax: Sunderland, Band B - Approx. £1,628 p.a

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





**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) <b>A</b>                          |  |                            | 83                                                                                  |
| (81-91) <b>B</b>                            |  |                            |                                                                                     |
| (69-80) <b>C</b>                            |  | 71                         |                                                                                     |
| (55-68) <b>D</b>                            |  |                            |                                                                                     |
| (39-54) <b>E</b>                            |  |                            |                                                                                     |
| (21-38) <b>F</b>                            |  |                            |                                                                                     |
| (1-20) <b>G</b>                             |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
| England & Wales                             |  | EU Directive<br>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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