



Alderson Road, Houghton le Spring, DH4 6FX
3 Bed - House - Terraced
£154,995

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Alderson Road Houghton le Spring, DH4 6FX

* BEAUTIFULLY PRESENTED * EXCELLENT CONDITION THROUGHOUT * SPACIOUS LOUNGE * GORGEOUS KITCHEN AND DINING ROOM
* DOWNSTAIRS WC * PARKING FOR 2 CARS *

Offered for sale is this beautifully presented and deceptively spacious three-bedroom home, ideal for a wide range of buyers. The property is finished to a high standard throughout and offers well-balanced living space with thoughtful touches that make everyday life easier.

The layout includes a welcoming entrance hallway, downstairs WC, a stunning kitchen and dining area with modern fittings and generous space for a dining table, and a spacious lounge with French doors opening onto the rear garden, allowing plenty of natural light in.

Upstairs there are three bedrooms and a well-appointed family bathroom with a clean, white suite. Outside, the front of the property provides off-street parking for two cars, while the rear boasts an enclosed lawned garden with paved walkways – perfect for relaxing or entertaining.

Situated on Alderson Road in Houghton-le-Spring, this home benefits from easy access to major road links including the A690 and A19, making it ideal for commuting to Durham, Sunderland, and Newcastle. There are well-regarded local schools nearby, along with a range of shops and parks. Rainton Meadows Nature Reserve and Hetton Lyons Country Park are just a short drive away, offering great options for walking and outdoor leisure.









Entrance Hallway

W.C

Lounge

Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 62 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

Energy Rating: B

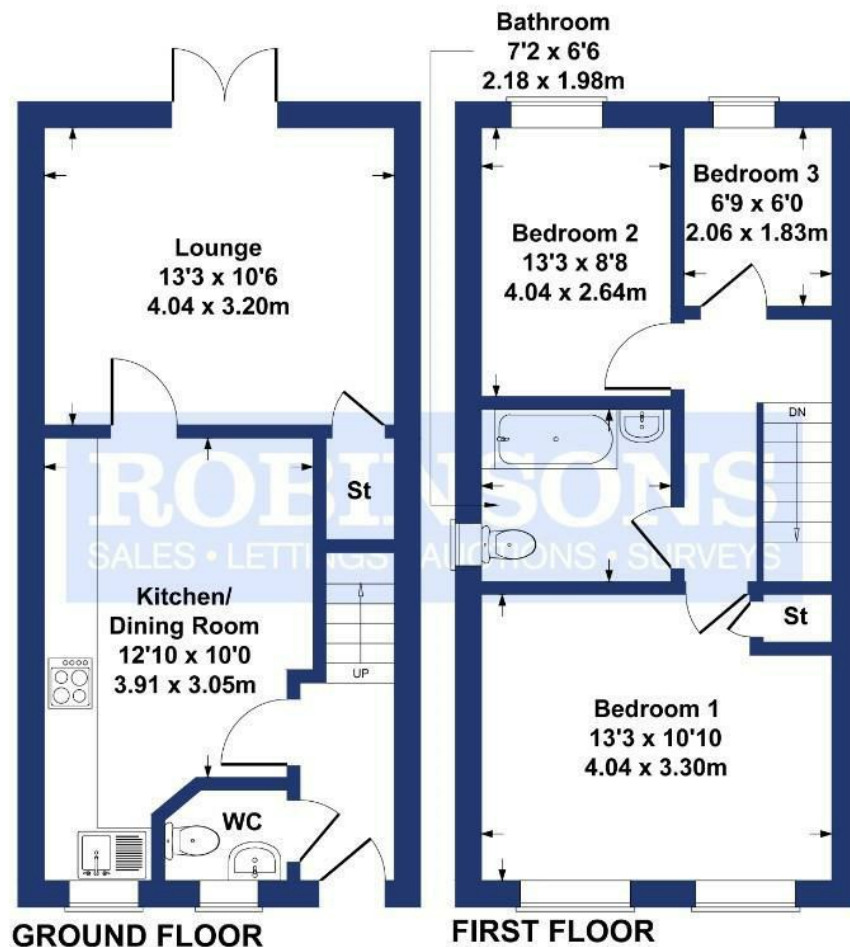
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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.

Alderson Road

Approximate Gross Internal Area
755 sq ft - 70 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		98
(81-91) B		85
(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

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.

