Whitworth Park Drive, Elba Park, DH4 6GP
4 Bed - House - End Terrace
£255,000

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Whitworth Park Drive
Elba Park, DH4 6GP

* STUNNING END LINK HOME * METICULOUSLY IMPROVED * WELL SIZED ENCLOSED REAR GARDEN * DRIVEWAY FOR 2 - 3 CARS * GARAGE * FOUR BEDROOMS * EN SUITE * EXCELLENT QUALITY FIXTURES AND FITTINGS * FANTASTIC WALKS NEARBY *

An absolutely stunning four bedroom end link townhouse, occupying an excellent position on the highly regarded Elba Park development in Houghton le Spring. The current owners have meticulously worked on the property to create an exceptional home, with considerable care and attention given to the presentation, finish and quality of fixtures and fittings throughout. Offering generous accommodation across three floors, a good sized enclosed garden, driveway parking for two cars and a garage, this impressive property should prove particularly appealing to families.

The floorplan comprises a welcoming entrance hallway, downstairs WC, attractive modern fitted kitchen with integrated appliances and a spacious lounge with Velux windows and French doors opening directly onto the rear garden. To the first floor are two good sized bedrooms and the family bathroom. The second floor provides two further bedrooms, including the impressive main bedroom with its own en suite shower room.

Externally, the property benefits from a good sized enclosed rear garden, providing an excellent space for outdoor dining, entertaining and family enjoyment. At the bottom of the garden is a driveway providing off-street parking for two vehicles, together with access to the garage.

Elba Park is a highly regarded modern development particularly popular with families and those who enjoy access to outdoor space. The development sits alongside extensive country park and woodland areas, providing excellent walking and cycling routes close to the property. Houghton le Spring and Chester le Street are both within easy reach for a wider range of shops, supermarkets and everyday amenities, while excellent connections to the A1(M), A690 and A19 provide convenient access to regional cities.

DIARY of a Wimpy Kid
DOG DAYS
DIARY of a Wimpy Kid
DOUBLE DOWN
Beltheron Darkness

Hallway

Kitchen

WC

Lounge

FIRST FLOOR

Bedroom

Bedroom

Bathroom

SECOND FLOOR

Bedroom

EnSuite

Bedroom

EXTERNAL

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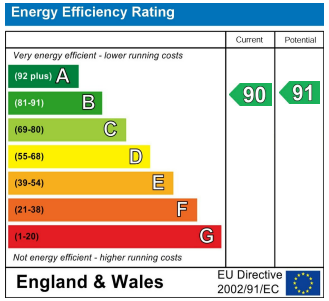
AGENT'S NOTES

Council Tax: Sunderland, Band C
Tenure: Freehold
EPC - B
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains and solar
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Probate – N.A
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – NA
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.



Approximate Gross Internal Area
1195 sq ft - 111 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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