



**Butterwick Road, Houghton le Spring, DH4 4DE**  
**4 Bed - House - Detached**  
**£235,000**

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SALES • LETTINGS • AUCTIONS • SURVEYS

# Butterwick Road Houghton le Spring, DH4 4DE

\* 3 / 4 BEDROOMS – PART CONVERTED GARAGE WITH BUILDING REGS SIGN-OFF \* MEDIA WALL \* SPACIOUS LIVING AREA \* EN SUITE TO MAIN BEDROOM \* LARGE ENCLOSED REAR GARDEN \* DRIVEWAY AND GARAGE STORAGE \* POPULAR DEVELOPMENT \*

This altered home offers spacious and well-planned accommodation ideal for modern family living and is situated on a pleasant residential development with excellent commuting links and generous outdoor space.

The floorplan comprises an entrance hallway, a spacious lounge with media wall and feature lighting, and a large kitchen and dining area with French doors opening onto the rear garden. There is access to a part converted garage which the vendor has informed us has building regulations approval and can be used as an additional bedroom or reception room, with the remaining front section retained for storage. A downstairs WC completes the ground floor.

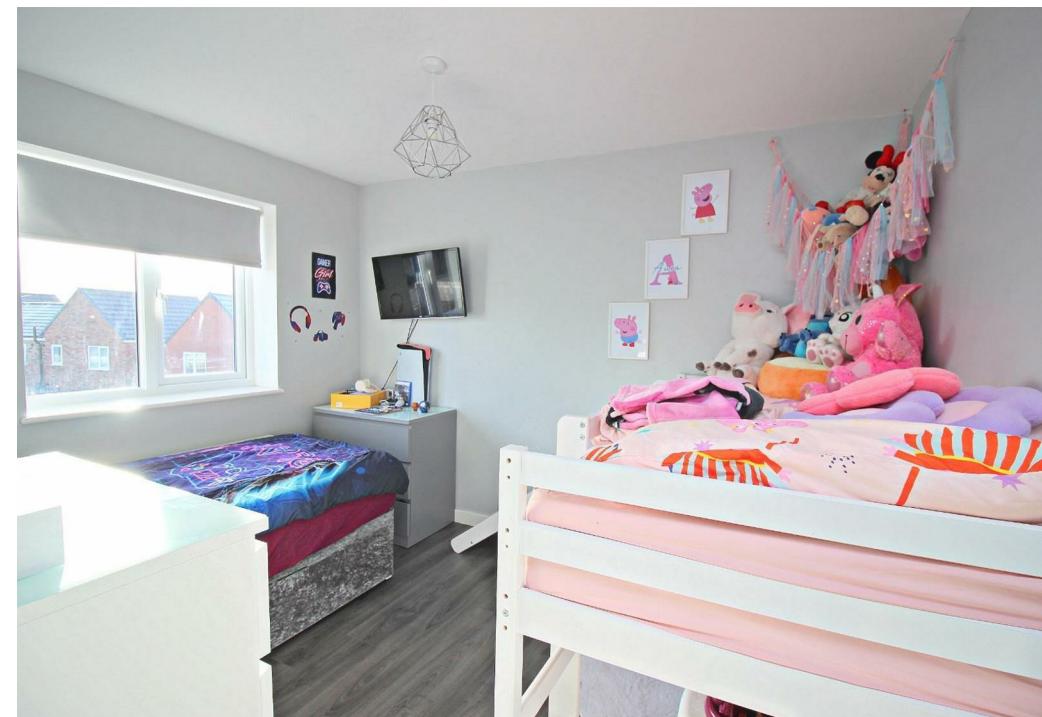
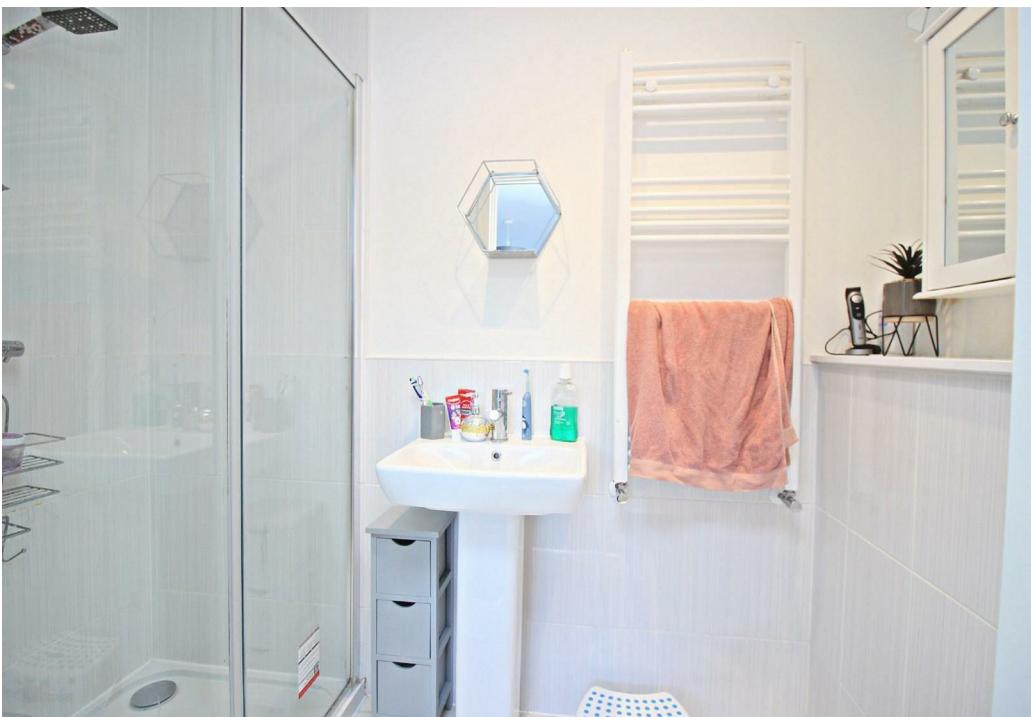
To the first floor there are three bedrooms, the main bedroom benefiting from an en suite, along with a family bathroom fitted with a white suite.

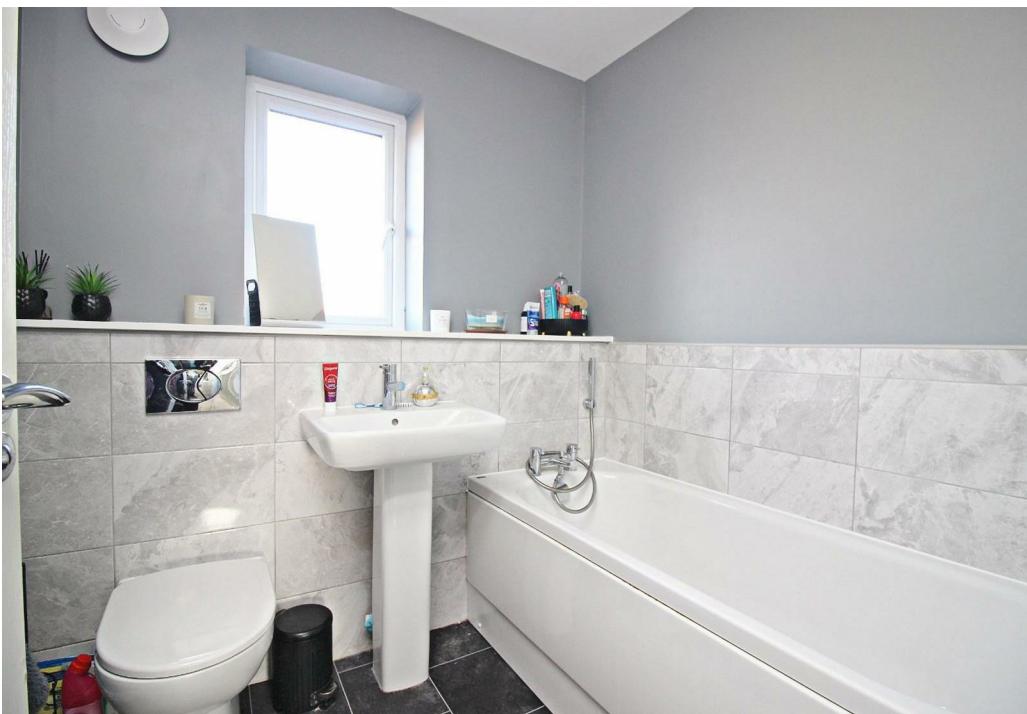
Externally, the front of the property features a lawned garden and driveway providing off-street parking, with access to the remaining garage storage. To the rear is a large enclosed garden with lawn and patio areas, offering excellent space for outdoor use.

Butterwick Road forms part of a well-regarded residential area of Houghton le Spring, offering convenient access to local shops, schools and leisure facilities. The area is well placed for commuting, with excellent road links via the A690, A19 and A1(M), providing easy access to Sunderland, Durham, Newcastle and surrounding areas. Nearby countryside and walking routes further enhance the appeal, making this an ideal choice for families and professionals alike.









#### GROUND FLOOR

##### Entrance Hallway

##### Downstairs WC

##### Lounge

16'0" x 10'2" (4.9 x 3.1)

##### Kitchen

17'0" x 13'5" (5.2 x 4.1)

##### Bedroom / Reception

12'5" x 9'10" (3.8 x 3)

##### Garage / Storage

9'10" x 6'6" (3 x 2)

#### FIRST FLOOR

##### Landing

##### Bedroom

11'5" x 10'2" (3.5 x 3.1)

##### En-Suite

7'4" x 3'5" (2.25 x 1.06)

##### Bedroom

10'5" x 8'6" (3.2 x 2.6)

##### Bedroom

7'10" x 7'2" (2.4 x 2.2)

##### Bathroom

6'5" x 5'10" (1.98 x 1.8)

#### AGENT'S NOTES

Council Tax: Sunderland, Band C - Approx. £1,860 p.a

Tenure: Freehold

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

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 – NA

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.

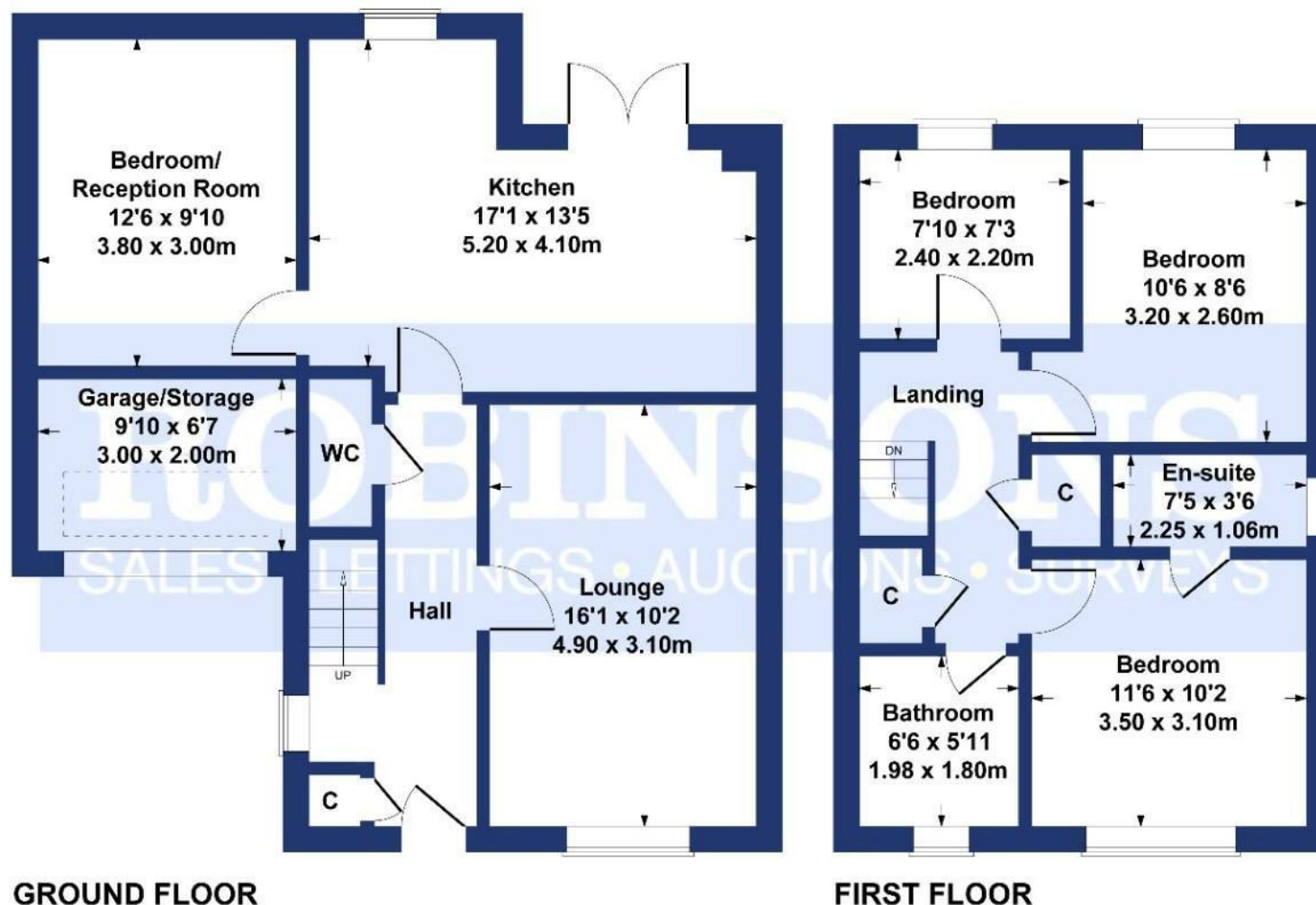
Alterations – Part converted garage, the seller informed us there is building regulations sign-off

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

# Butterwick Road

Approximate Gross Internal Area  
1119 sq ft - 104 sq m



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

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