



Ewe Hill Terrace, Houghton Le Spring, DH4 6JX
2 Bed - House - Mid Terrace
Offers Over £70,000

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Ewe Hill Terrace

Houghton Le Spring, DH4 6JX

* EXTENDED * DECEPTIVELY SPACIOUS * TWO RECEPTION ROOMS * LARGE GARDEN WITH PARKING *

Situated in Ewe Hill Terrace, Houghton, this spacious two-bedroom mid-terrace house offers excellent living space with practical features throughout.

The property includes an entrance lobby leading into a welcoming lounge, while the dining room benefits from direct access to the rear yard, enhancing the flow of the ground floor. The modern breakfast kitchen is equipped with built-in appliances, providing a convenient space for everyday use. Both double bedrooms are well-proportioned and served by a ground floor family bathroom with a shower.

The roof has been previously replaced, offering added reassurance for potential buyers.

Outside, the property includes storage, and there is off-street parking. To the front, a generous enclosed garden features a lawn area, patio, two garden stores, and hard standing with access via double timber gates. We are advised by the seller that this area is rented from the Lambton Estate for £40 per year and is transferable to the new owners. The rear yard provides additional outdoor space.

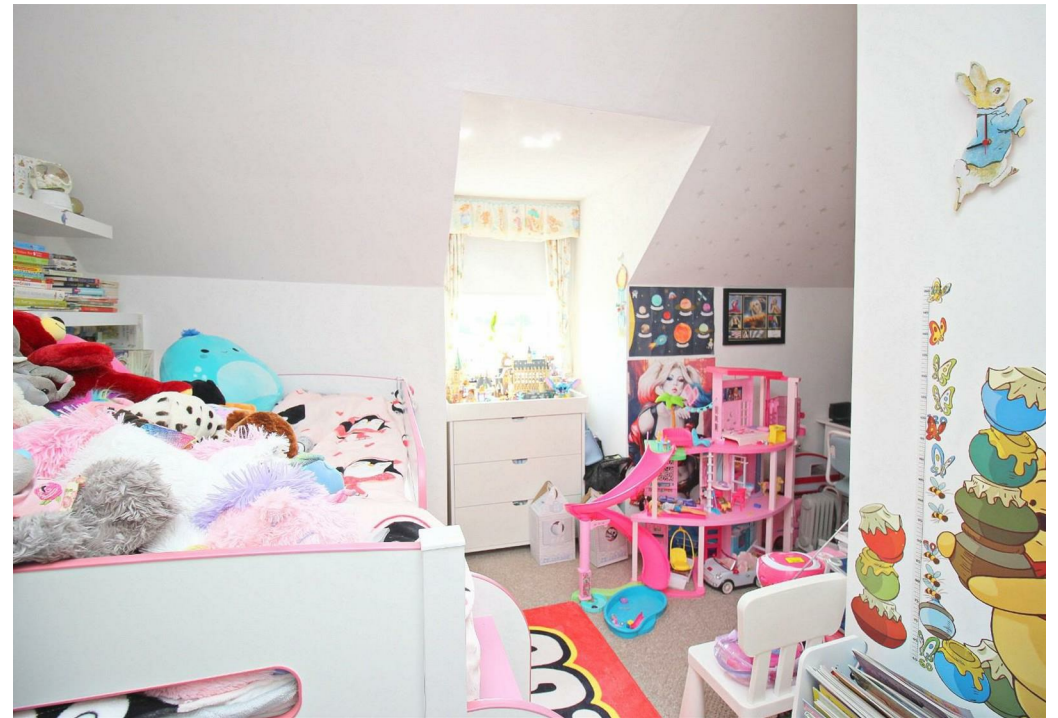
Ewe Hill Terrace is conveniently located close to Houghton town centre, offering easy access to a range of local amenities including shops, cafes, and schools. Excellent transport links connect the area to Sunderland, Durham, and surrounding towns, making it ideal for commuters. The area is also well-served by green spaces and walking routes, providing a pleasant setting for outdoor activities and family walks.

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GROUND FLOOR

Entrance Porch

Living Room

15'1" x 12'6" (4.62 x 3.83)

Dining Room

15'1" x 14'1" (4.62 x 4.30)

Kitchen

11'5" x 9'11" (3.48 x 3.03)

Bathroom

9'11" x 6'11" (3.03 x 2.11)

FIRST FLOOR

Landing

Bedroom

11'6" x 11'5" (3.52 x 3.48)

Bedroom

15'1" x 10'2" (4.62 x 3.10)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,395 p.a

Energy Rating: E

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.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



Ewe Hill Terrace

Approximate Gross Internal Area



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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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