



Spring Drive, Houghton Le Spring, DH5 8BN  
3 Bed - House - Semi-Detached  
£175,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

# Spring Drive

## Houghton Le Spring, DH5 8BN

\* NO ONWARD CHAIN \* BEAUTIFULLY PRESENTED \* VERY SPACIOUS ROOMS \* ATTRACTIVE KITCHEN AND BATHROOM \* DOWNSTAIRS WC, UTILITY ROOM AND EN-SUITE \* DRIVEWAY AND GARAGE \* A MUST VIEW IN A CUL DE SAC POSITION \*

Offered for sale with the benefit of no onward chain is this beautifully presented and impressively spacious three bedroom semi-detached home, ideally suited to a range of buyers.

Tucked away in a quiet cul-de-sac, the property enjoys a pleasant position with driveway, garage, and additional visitor parking spaces available.

Internally, the layout is sure to appeal, starting with a welcoming entrance hallway with useful downstairs WC, a comfortable lounge, and an attractive open plan dining kitchen with ample space to entertain. A separate utility room adds extra practicality.

To the first floor there are three bedrooms, the main bedroom benefiting from an en-suite shower room, along with a modern family bathroom.

Externally there is off-street parking, an attached garage, and a generous rear garden with lawn and patio – ideal for families or those who enjoy spending time outdoors.

The property also benefits from uPVC double glazing, gas fired central heating, and the added benefit of solar panels.

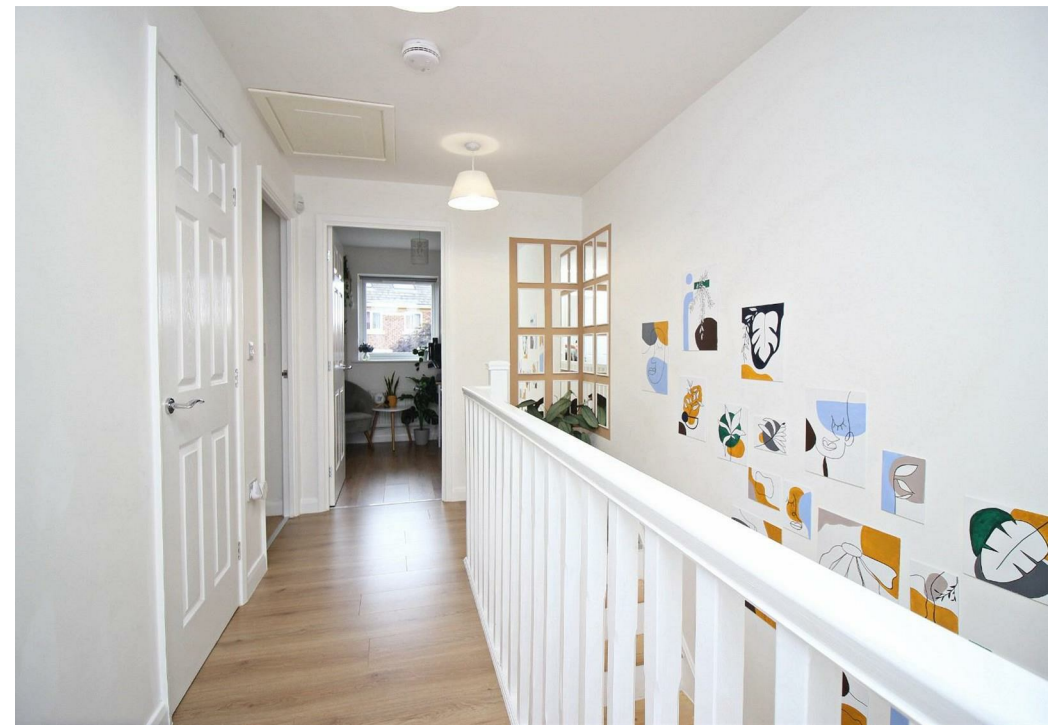
Spring Drive forms part of a popular and established residential development in Houghton-le-Spring, well placed for access to local amenities including schools, supermarkets, parks and healthcare. Commuters are well served by excellent road links via the A690 and A19, connecting to Durham, Sunderland and Newcastle, while nearby bus routes make day-to-day travel easy.

Viewings are strongly recommended to appreciate both the size and standard of accommodation on offer.













## GROUND FLOOR

### Hallway

### Lounge

13'9" x 11'5" (4.2 x 3.5)

### Dining Kitchen

13'9" x 11'5" (4.2 x 3.5)

### Utility Room

6'6" x 3'5" (2 x 1.06)

### Downstairs WC

### Garage

18'4" x 9'2" (5.6 x 2.8)

## FIRST FLOOR

### Landing

### Bedroom

11'9" x 10'2" (3.6 x 3.1)

### En-Suite

8'2" x 5'2" (2.5 x 1.6)

### Bedroom

11'9" x 11'1" (3.6 x 3.4)

### Bedroom

8'2" x 8'2" (2.5 x 2.5)

### Bathroom

6'10" x 6'10" (2.1 x 2.1)

### Agent's Notes

Electricity Supply: Mains/solar panels

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 73 Mbps, Ultrafast 10,000 Mbps

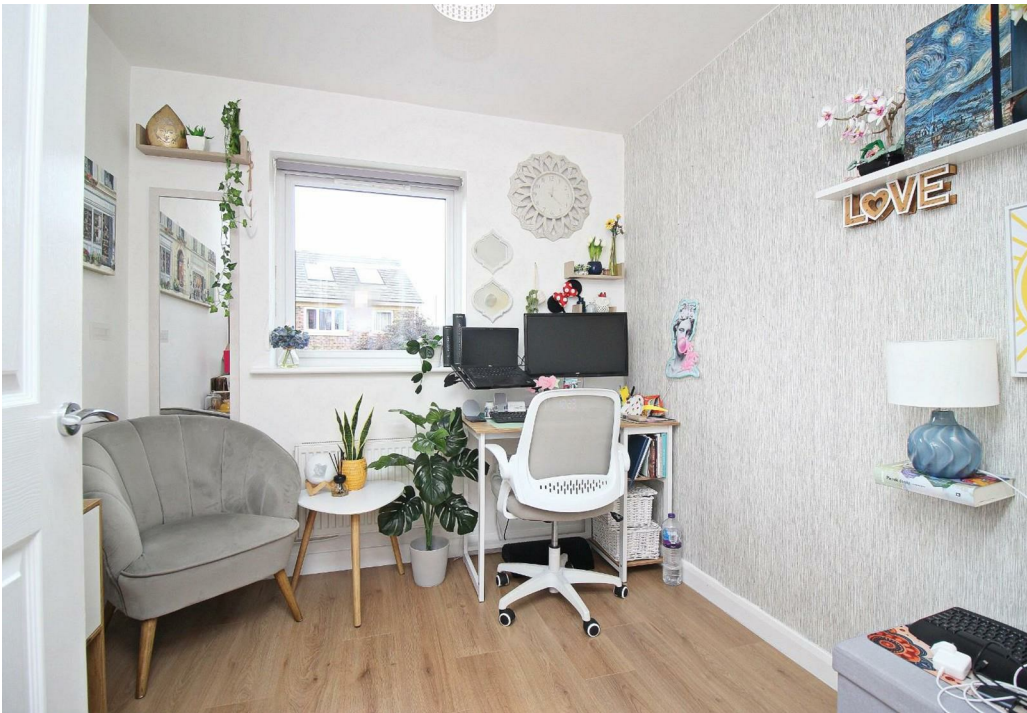
Mobile Signal/Coverage: Check with your provider.

Tenure: Freehold

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

Energy Rating: C

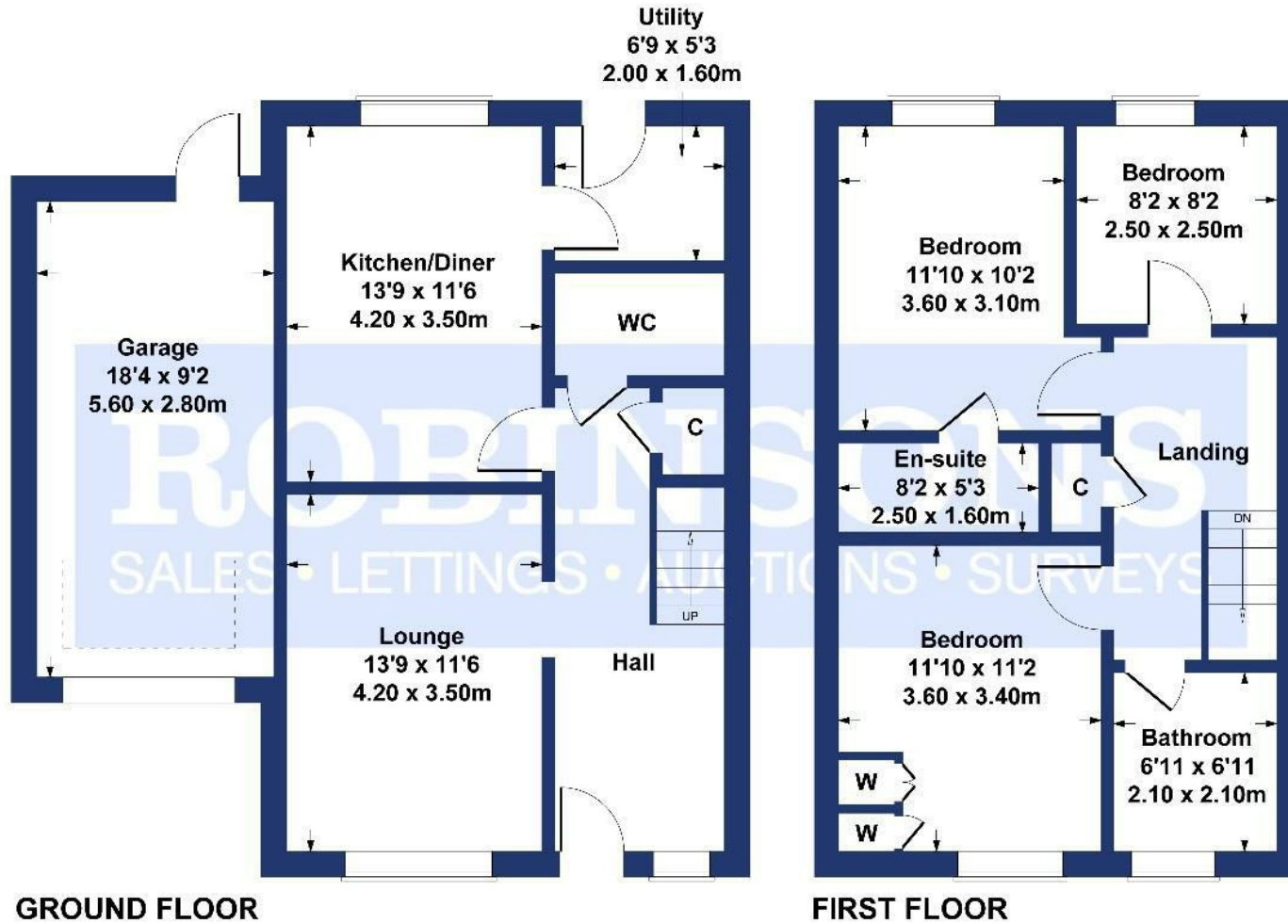
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





# Spring Drive

Approximate Gross Internal Area  
1130 sq ft - 105 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                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (82 plus) <b>A</b>                          |                         |           |
| (81-81) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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                             | 76                      | 78        |
|                                             | 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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