



Houghton Gate, Houghton Gate, DH3 4PD
2 Bed - House - Terraced
£169,950

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Houghton Gate

Houghton Gate, DH3 4PD

* NO CHAIN * EXTENDED AND DECEPTIVELY SPACIOUS * FABULOUS OUTLOOK ACROSS FIELDS * ENCLOSED REAR GARDEN AND GARAGE * EXCELLENT LANTERN ROOF * SO MUCH POTENTIAL * FANTASTIC SEMI-RURAL POSITION *

Offered to the market with no onward chain and immediate vacant possession, this greatly extended and ideally located two-bedroom mid-terraced home benefits from a garden and garage. Enjoying an excellent semi-rural position with stunning views across open countryside, the property is also well placed for major motoring links.

Internally, the exceptionally large lounge and dining area lead to an additional seating space and a kitchen with a lantern-style roof and French doors opening to the rear garden. The first floor features two spacious bedrooms and a white suite bathroom.

Externally, the rear garden offers a good degree of privacy, while the property also benefits from a garage. Additional features include UPVC double glazing and gas-fired central heating.

Houghton Gate is a small, semi-rural hamlet near Chester-le-Street, offering a peaceful countryside setting while remaining well connected to key amenities. Situated just a short drive from Chester-le-Street town centre, the area benefits from a range of shops, supermarkets, restaurants, and leisure facilities, along with excellent schools and healthcare services.

For commuters, the property is conveniently positioned near the A1(M), providing easy access to Durham, Newcastle, and Sunderland. Public transport links, including local bus routes and Chester-le-Street's railway station, offer further connectivity.

Surrounded by scenic open fields and countryside walks, Houghton Gate is ideal for those who appreciate outdoor pursuits while still wanting the convenience of nearby urban centres. The area also benefits from a strong sense of tranquillity, making it an attractive option for those seeking a quieter lifestyle without sacrificing accessibility.













GROUND FLOOR

Lounge / Dining Room

27'6" x 16'0" (8.4 x 4.9)

Kitchen

15'5" x 15'1" (4.7 x 4.6)

FIRST FLOOR

Landing

Bedroom

12'5" x 12'1" (3.8 x 3.7)

Bedroom

14'9" x 8'10" (4.5 x 2.7)

Bathroom

8'6" x 5'10" (2.6 x 1.8)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 54 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: D

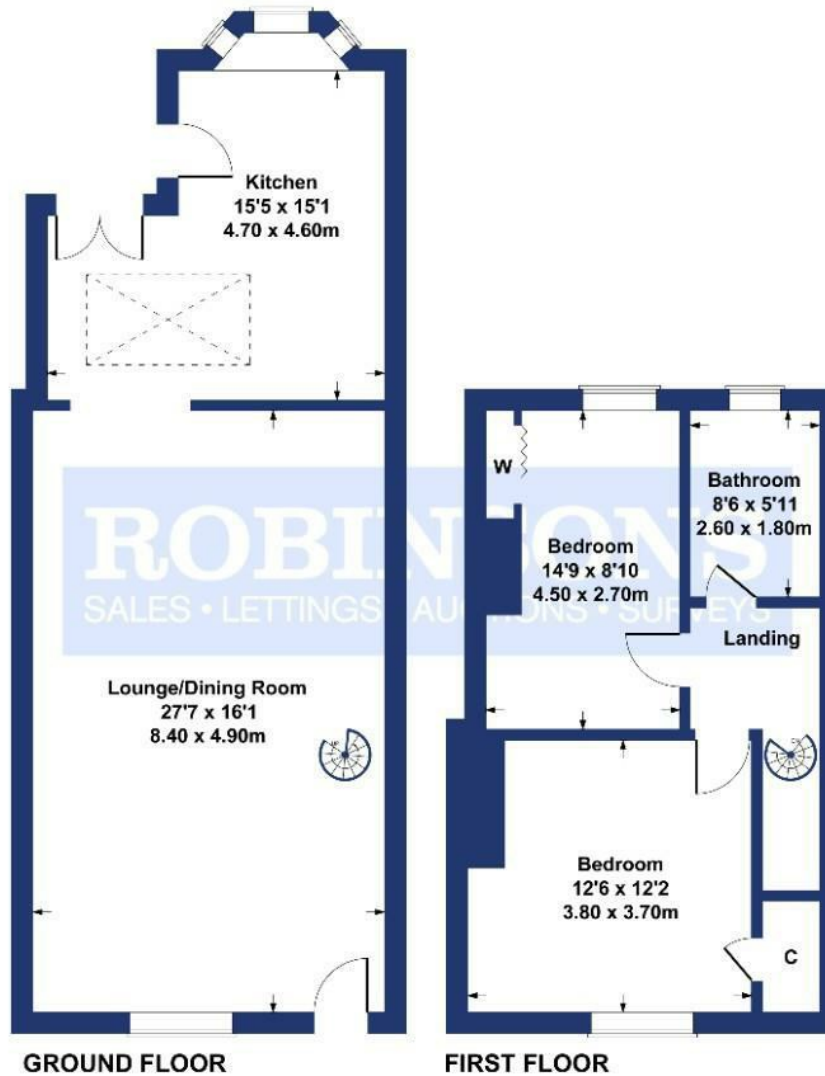


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Approximate Gross Internal Area
1087 sq ft - 101 sq m



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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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