

Callington Close, Bournmoor, DH4 6BL
3 Bed - House
£125,000

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Callington Close
Bournmoor, DH4 6BL

* NO CHAIN * MODERN KITCHEN * FRONT AND REAR GARDENS * NICE OUTLOOK * NO THROUGH TRAFFIC *

Offered for sale with no chain is this well-proportioned three bedroom house, ideally suited to a wide range of buyers including families and first-time purchasers. Enjoying a pleasant position with an attractive outlook to the front and no through traffic, the property features a practical layout comprising: entrance hallway, inviting living room with French doors opening to the dining kitchen, which provides a modern and functional space. To the first floor there are three bedrooms together with a family bathroom fitted with a white suite.

Externally the property has a lawned garden to the front, while to the rear lies an enclosed garden with lawn and patio area, offering a private space for relaxation or entertaining.

Callington Close forms part of a popular residential area in Houghton-le-Spring, well placed for access to local shops, schools and everyday amenities. Excellent transport links are also available, with the A690 and A19 providing straightforward connections to Durham, Sunderland and Newcastle. Nearby recreational spaces and leisure facilities add further appeal, making this a convenient and well-situated home.























GROUND FLOOR

Entrance Lobby

Lounge
14'1" x 13'9" (4.3 x 4.2)

Dining Kitchen
17'0" x 9'2" (5.2 x 2.8)

FIRST FLOOR

Landing

Bedroom
13'5" x 10'5" (4.1 x 3.2)

Bedroom
9'10" x 9'2" (3 x 2.8)

Bedroom
8'10" x 6'2" (2.7 x 1.9)

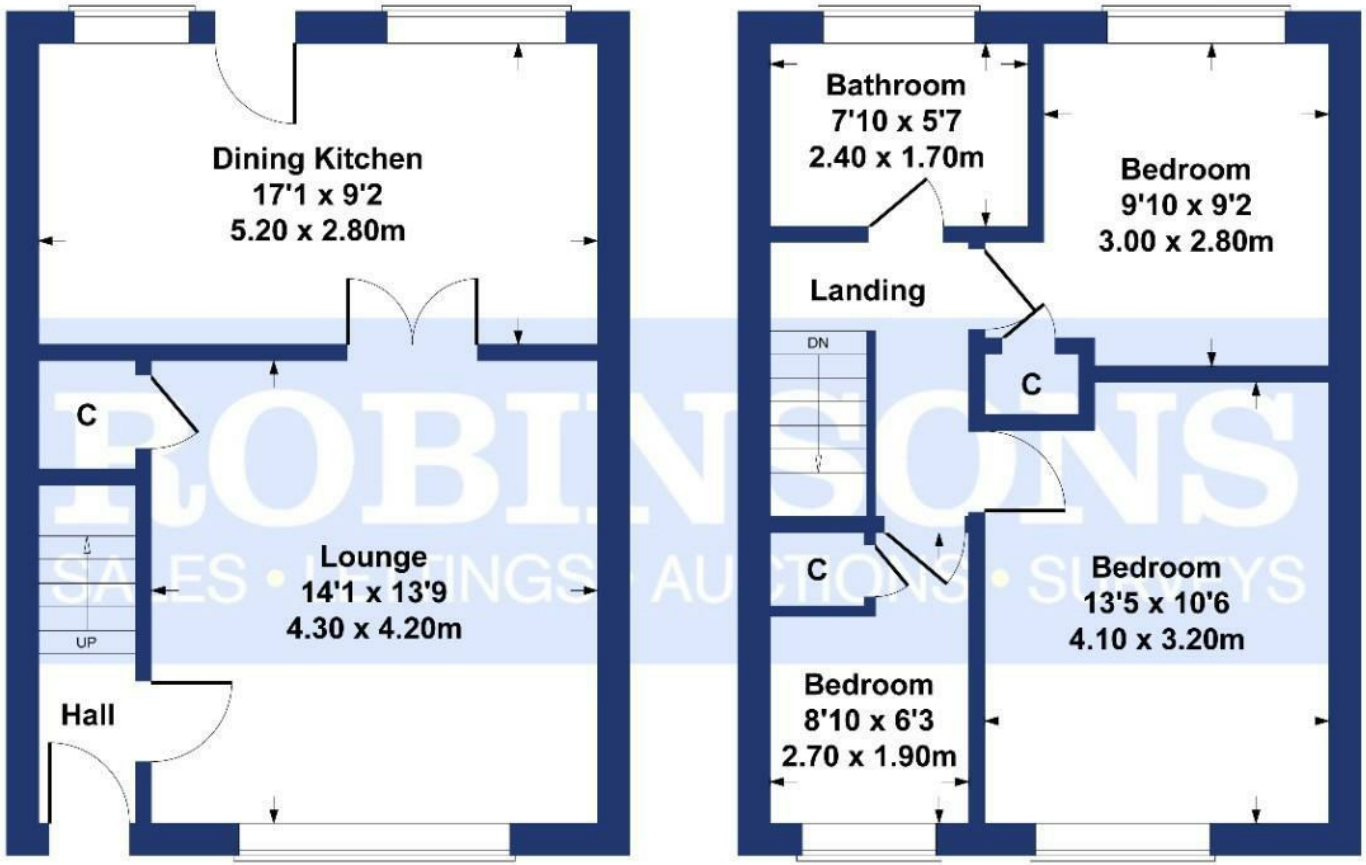
Bathroom
7'10" x 5'6" (2.4 x 1.7)

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,701 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.

Callington Close

Approximate Gross Internal Area
807 sq ft - 75 sq m

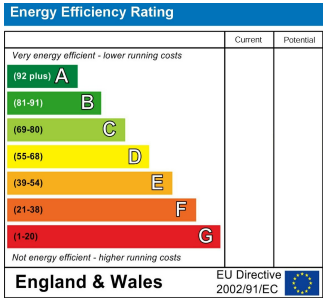


GROUND FLOOR **FIRST FLOOR**

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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