



## Bourn Lea, Houghton Le Spring

- Popular location
- Detached garage
- Single-level accessibility
- Freehold
- Large driveway
- Rear garden with patio
- Council Tax - Band B
- EPC- TBC

**£164,000**

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# Bourn Lea, Houghton Le Spring

## DESCRIPTION

Hunters Durham welcome to the market this charming 2-bedroom semi-detached bungalow located in Houghton-Le-Spring. The property features a single-level layout, perfect for those seeking a home with easy accessibility along with comfortable and convenient living.

In brief the accommodation comprises; entrance hall leading to spacious and inviting lounge with ample space for relaxation and entertainment, good-sized dining room and kitchen with pleasant views to the rear garden and great natural lighting, two generously sized bedrooms with bright and airy ambiance and bathroom conveniently located at the centre of the property. Externally, the property benefits from a driveway that offers convenient off-street parking for multiple vehicles, detached garage and rear garden providing a tranquil outdoor space with patio area.

The bungalow is located in Houghton-le-Spring, a vibrant town in Tyne and Wear, England. Houghton-le-Spring offers a range of amenities including shops, supermarkets, restaurants, schools, and recreational facilities. The area is well-connected by public transportation, providing easy access to neighbouring towns and cities.

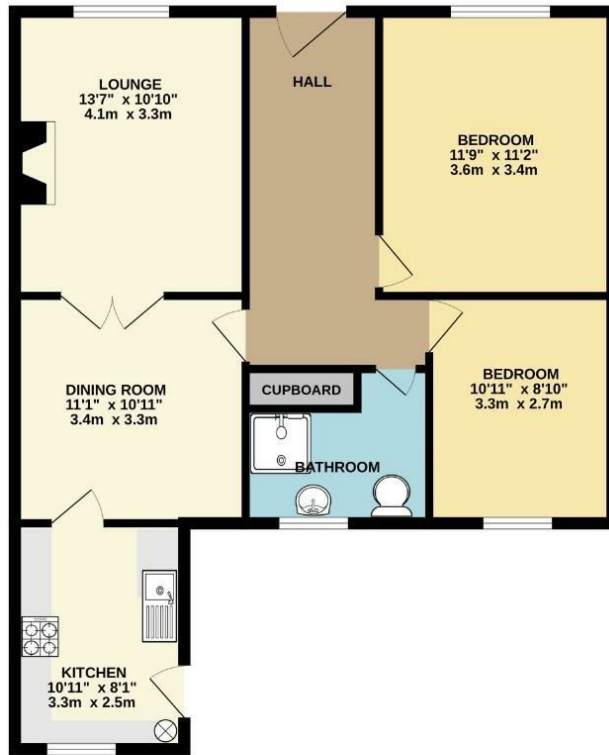
Tenure- Freehold  
Council Tax - Band B  
EPC Rating- TBC

The property is offered with no onward chain and early viewings are highly recommended.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropac ©2023.

**Viewing**

Please contact our Hunters Durham Office on 07599 699636 if you wish to arrange a viewing appointment for this property or require further information.

Durham Workspace Abbey Road Business Park, Durham, DH1 5JZ

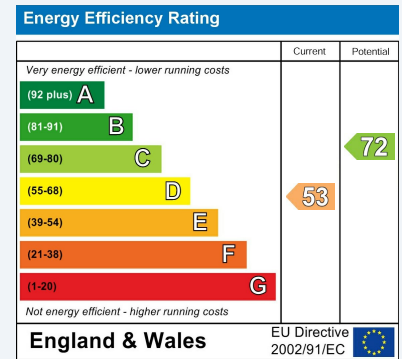
Tel: 07599 699636 Email:

Durham@hunters.com <https://www.hunters.com>



**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

