



### 3 bed town house to buy in DH4

Hedley Close, Elba Park, Houghton Le Spring, Tyne and Wear, DH4 6GT

# £215,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Allocated parking

Garden

### Property features

- ✓ Three Bedroom Town House
- ✓ Downstairs W.C / Cloaks
- ✓ Master with En-Suite
- ✓ Garage with Driveway
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

**For Sale:** A delightful three-bedroom semi-detached townhouse situated in the charming town of Houghton Le Spring. This superb property offers an abundance of room, making it the perfect family home.

Upon entering the house, you will be welcomed by a tastefully decorated reception room, offering a cosy space for family gatherings. Next, you will find the heart of the house - a modern kitchen fitted with high-quality fixtures and finishes.

Downstairs, the property further benefits from a convenient W.C/cloaks room, adding to the practical features of this home. As you ascend to the upper floor, you will find three generously proportioned bedrooms. The master suite offers a private sanctuary with its very own en-suite bathroom, providing the household with added privacy and convenience.

The layout has been carefully planned to blend spacious rooms with comfortable living spaces, making day-to-day living enjoyable. The property benefits from a modern central heating system and top-quality double glazed windows throughout, guaranteeing warmth and a peaceful environment.

This beautiful house is situated in a sought-after residential area in Houghton Le Spring. The area provides a balance of community spirit and tranquillity, making it the perfect place for families or individuals looking for a quiet place to settle down.

This exceptional property seamlessly blends comfort, convenience and style. Don't miss this opportunity to secure an amazing townhouse in Houghton Le Spring. This property offers a turn-key solution for those seeking a relaxing lifestyle in a friendly community. Please contact Pattinson Estate Agents promptly to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £215,000

Property Type: Town House

USPs: Garden

Parking: Allocated

Heating: Gas

## Front Exterior



## Living Room

5.10m x 4.30m (16'8" x 14'1")

Lovely Spacious room with modern herringbone flooring with french doors to rear garden.



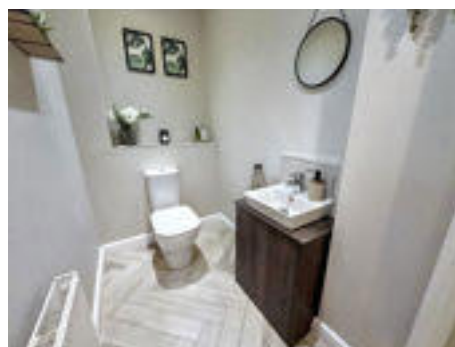
## Kitchen

Stylish kitchen with breakfast bar and integrated appliances.



## W.C

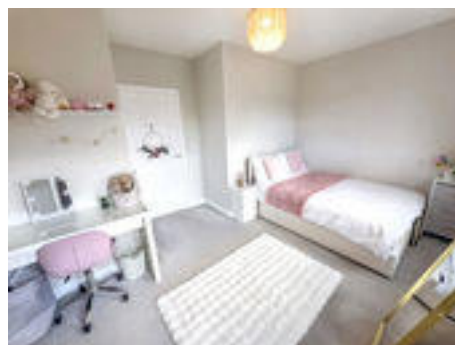
Spacious room with W.C vanity sink and plenty of room for coats etc.



## Bedroom 1

4.30m x 3.40m (14'1" x 11'1")

Lovely Spacious double bedroom benefiting two windows.



## Bedroom 2

3.00m x 2.00m (9'10" x 6'6")

Single bedroom with space for wardrobes could make into an office.



## Bathroom

5.20m x 4.30m (17'0" x 14'1")

Modern white three piece family bathroom.



## Master Bedroom

Top Floor Room with velux windows with walk in storage, door to en-suite.



## En-Suite

Newly fitted en-suite featuring a large shower, w.c, vanity sink unit and velux window



## Rear Garden

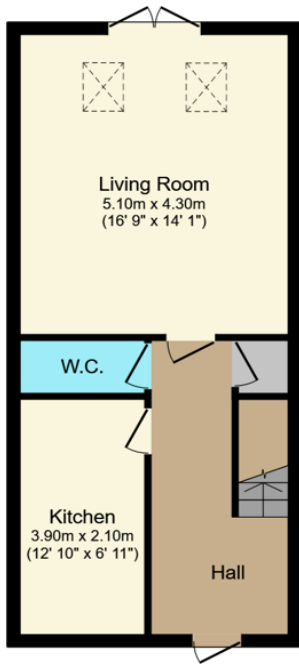
Fenced low maintenance garden laid to lawn and patio area.



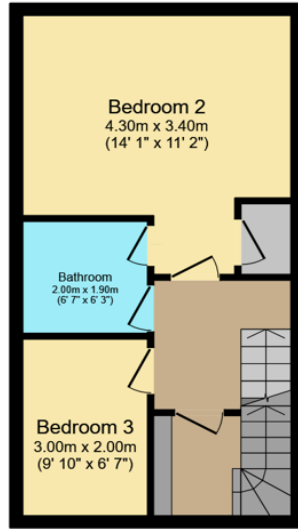
## Garage

Garage to side of property with parking for several cars.

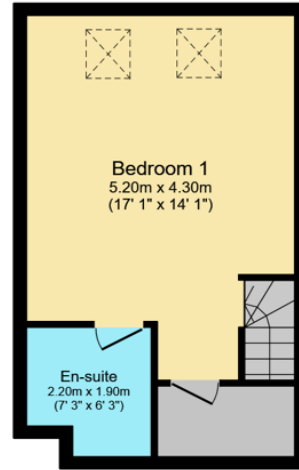




**Ground Floor**  
Floor area 43.9 sq.m. (472 sq.ft.)



**First Floor**  
Floor area 36.6 sq.m. (393 sq.ft.)



**Second Floor**  
Floor area 31.9 sq.m. (343 sq.ft.)

**Total floor area: 112.3 sq.m. (1,208 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		91	92
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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