



## 5 bed semi-detached house to buy in DH4

St. Barnabas, Burnmoor, Houghton Le Spring, Durham, DH4 6ET

**£300,000** Offers Over

 x 5  x 3  x 3

Tenure

**Freehold**

## Property features

- ✓ EPC TBC
- ✓ Council Tax Band C
- ✓ Recently Renovated Throughout
- ✓ Driveway For Multiple Cars
- ✓ EPC Rating C

Driveway parking

Chain free

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson are delighted to present this incredible 5-bedroom, semi-detached house located in the sought-after area of Burnmoor, Houghton Le Spring. This property stands as a testament to comfort and style, having been recently renovated to the highest standards throughout, offering a modern yet elegant aesthetic.

The residence features a welcoming driveway, capable of providing parking for multiple vehicles, upon entrance you are greeted by the stylish Vestibule, showcased by the wood flooring that graces the whole of the ground floor. The ground floor features, three generous reception rooms which have been tastefully decorated to a high standard. Each reception room offers ample space for relaxation and entertainment, providing a versatile living area that can be adapted to suit any lifestyle. Further enhancing the downstairs is the downstairs bedroom/Study with en-suite. The heart of the home is the open plan kitchen diner, complete with all modern fixtures and fittings along with integrated double oven, hob, extractor, fridge freezer and dishwasher. The kitchen leads to the separate utility room, again blessed with ample storage, additional fridge freezer and washer/dryer.

The kitchen and conservatory both lead to the gorgeous rear of the property, mostly laid to lawn, but also featuring a patio area, ideal for entertaining.

The first floor of the property is accessed up the stylish oak finished staircase, complete with cast iron spindles. You will find four spacious bedrooms, The master which is en-suite, ideal for families or anyone requiring extra room for guests. Each bedroom echoes the stylish decor found throughout the house, with plenty of natural light and serene historic views of the surrounding Burnmoor area. The first floor is complete with the family bathroom featuring double vanity sinks and Bluetooth enabled mirrors, for when you want some music to help unwind.

With an EPC to be confirmed (TBC), this property showcases a high standard of energy efficiency, benefitting from underfloor insulation throughout, full new central heating system and energy efficient new boiler. Furthermore, this home falls within the Council Tax Band C, ensuring you benefit from reasonable local taxes.

The exterior of this home is as impressive as the interior, offering a beautifully maintained garden to the rear that provides a perfect retreat for relaxation in the warmer months and a driveway with off-road parking for multiple cars.

In summary, this beautifully renovated semi-detached house in Burnmoor, Houghton Le Spring presents a unique opportunity to enjoy high-quality living in a peaceful yet convenient location. This property is listed for residential sale and we invite all interested parties to get in touch for further details. Viewing is strongly advised to fully appreciate the space and standard of finish on offer.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £300,000

Property Type: Semi-detached house

USPs: Chain free

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

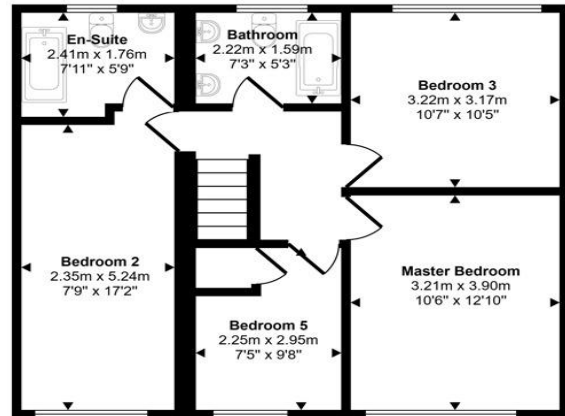
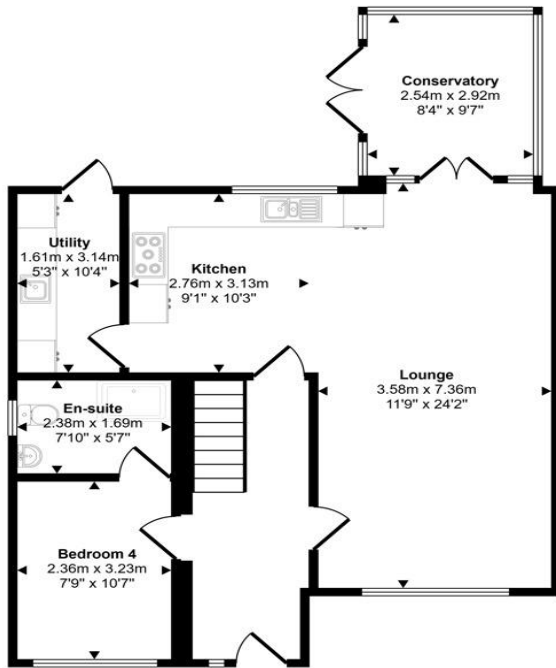
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
132 sq m / 1423 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(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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Contact your local branch today for more information on this property:

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