



## 5 bed detached house to buy in

Cresta View, Houghton Le Spring, Tyne and Wear, DH5 8BY

# £330,000

🏠 x 5 🚗 x 2 🚻 x 2

Tenure

**Leasehold**

Driveway & Garage parking

Garden

## Property features

- ✓ Detached Family home
- ✓ Five Bedrooms
- ✓ Principal Bedroom With En-suite
- ✓ Detached Garage & Driveway
- ✓ EPC Rating C

## Key Information

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

## Description

**\*\*DETACHED FAMILY HOME\*\*FIVE BEDROOMS\*\*DETACHED GARAGE AND DRIVEWAY\*\*SOUTH/WEST FACING REAR GARDEN\*\*OVERLOOKING THE LOCAL PASTURE\*\*SOUGHT AFTER CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this immaculate five bedroom family home, nestled away on the highly desirable estate of Cresta View, Houghton Le Spring. This impressive detached property is perfectly positioned within close proximity to local shops and other amenities, popular schools, good public transport and major road links via the A690. Also within short driving distance to Houghton Le Spring Town Centre, Rainton Meadows Nature Reserve and The Galleries Shopping Centre.

This stylish property is spacious throughout, as you enter the property you are welcomed by a bright and airy hallway, which gives access to the lounge, a study, modern open plan kitchen/dining room, a utility room and a ground floor W.C. To the first floor lies the principal bedroom with an en-suite, a further three bedrooms, a single bedroom and a four piece family bathroom. Externally there is a front garden enclosed by a hedge row and has the additional bonus of over looking the local pasture and to the rear lies a private South/West facing garden, which gives access to a detached garage and driveway.

Early internal inspection is highly advised to appreciate this beautiful family residence. Viewings can be arranged by calling our Houghton branch.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 987

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £111.00

Price: £330,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to a bright and airy hallway, which has tiled flooring, a radiator and storage cupboard.



## Lounge

5.21m x 3.47m (17'1" x 11'4")

Spacious lounge with carpet flooring, two radiators and a double glazed front aspect window.

## Study/Play Room

3.04m x 2.99m (9'11" x 9'9")

A versatile reception room with laminate flooring, a radiator and a double glazed front aspect window.



## Kitchen/Dining Room

3.85m x 8.53m (12'7" x 27'11")

Stunning kitchen/diner benefiting from a range of upper and lower units with contrasting granite worksurfaces and matching upstands, an undermount sink unit, integrated dishwasher, fridge/freezer and a new SMEG range cooker with a 5 burner gas hob. Tile flooring, under unit and plinth lights, two radiators, a double glazed front aspect window and two sets of French doors leading to the rear garden.



## Utility Area

1.80m x 2.04m (5'10" x 6'8")

The utility has fitted base and wall units with a stainless steel sink unit, plumbing for a washing machine and space for a dryer. Contrasting work surfaces with matching upstands, tiled flooring, a radiator and an external door leading to the side of the property.



## Ground Floor W.C

1.74m x 1.09m (5'8" x 3'6")

Convenient W.C with a hand wash basin, tile flooring and a radiator.



## Principal Bedroom

5.27m x 3.49m (17'3" x 11'5")

Double bedroom with an en-suite, carpet flooring, a radiator and a double glazed front aspect window with beautiful views over the local pasture.



## En-suite

1.62m x 2.45m (5'3" x 8'0")

Convenient en-suite with a shower cubicle, hand wash basin and W.C. Luxury vinyl tile flooring, partly tiled walls, a radiator and a double glazed window.



## Bedroom Two

3.24m x 3.90m (10'7" x 12'9")

Double bedroom with carpet flooring, a storage cupboard, a radiator and a double glazed front aspect window, which also gives views over the meadow.



## Bedroom Three

2.71m x 3.86m (8'10" x 12'7")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bedroom Four

3.75m x 2.44m (12'3" x 8'0")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bedroom Five

2.19m x 2.77m (7'2" x 9'1")

Fifth bedroom, which is currently used as a walk-in wardrobe has fitted wardrobes, carpet flooring, a radiator and a double glazed rear aspect window.



## Bathroom

2.19m x 2.77m (7'2" x 9'1")

Four piece bathroom benefiting from a walk-in shower, paneled bath, hand wash basin and W.C. Luxury vinyl tile flooring, partly tiled walls, a radiator and a double glazed window.



## Front External

Externally to the front there is a garden laid to lawn with mature bushes to the border, there is also gated side access to the rear garden. The front also benefits from overlooking the local pasture.

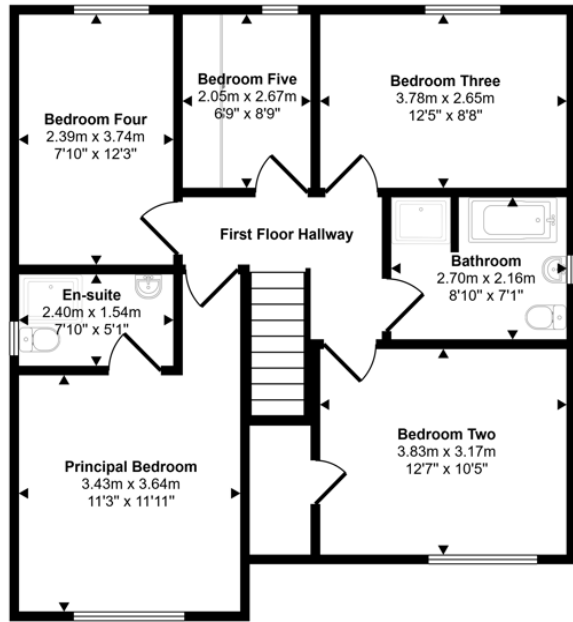
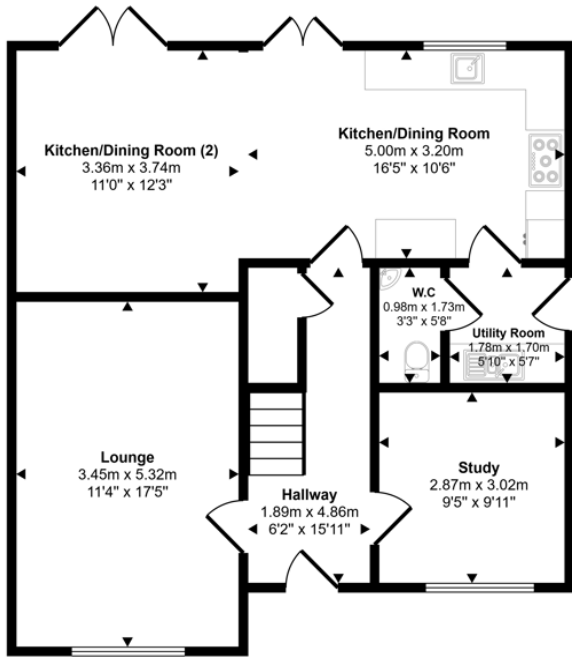


## Rear External

Externally to the rear lies a private South/West facing garden laid to lawn with mature shrubs and a patio area adjacent to the property. The garden also gives access to a detached garage, directly behind the garden is the drive and the main access to the garage via an up and over door.



Approx Gross Internal Area  
147 sq m / 1583 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>		
(69-80) <b>C</b>	80	84
(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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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