



## 4 bed detached house to buy in

Coptleigh, Houghton Le Spring, Houghton  
Le Spring, Tyne and Wear, DH5 8JE

# £265,000

🏠 x4 🚗 x2 🚲 x2

Tenure

**Freehold**

## Property features

- ✓ No Onward Chain
- ✓ Detached Family Home
- ✓ Four Bedrooms
- ✓ Garage & Driveway
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*NO ONWARD CHAIN\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*PRINCIPLE BEDROOM WITH EN-SUITE\*\*DRIVEWAY & GARAGE\*\*WEST FACING REAR GARDEN\*\*SOUGHT AFTER CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are excited to bring to the market this impressive detached family home, which boasts four bedrooms and a West facing rear garden. This splendid residence is situated on the highly desirable cul-de-sac of Coptleigh, Houghton Le Spring, perfectly positioned with in close proximity to local amenities, great public transport and major road links via the A690. The Coptleigh estate also benefits from walking distance to local popular schools and, a short drive to Houghton Le Spring High Street, multiple country parks, Sunderland & Durham City.

This well presented family home is spacious throughout and briefly consists:- Entrance/hallway, spacious lounge, dining room, a kitchen/breakfast area, conservatory and a ground floor W.C. To the first floor lies the principle bedroom with en-suite, a further three bedrooms and a three piece family bathroom, externally to the front there is a garden, driveway and garage, to the rear lies a private West facing garden.

Properties of this magnitude and condition are rare to the market, early viewings come highly recommended. Please call our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: £265,000

Property Type: Detached House

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring, a radiator and an under stair storage cupboard.



## Lounge

4.76m x 3.60m (15'7" x 11'9")

Spacious lounge with carpet flooring, a feature gas fireplace, radiator and a double glazed front aspect bay window.



## Dining Room

3.27m x 2.69m (10'8" x 8'9")

Separate diner with carpet flooring, a radiator and patio doors leading to the conservatory.



## Kitchen/Breakfasting Area

3.23m x 5.53m (10'7" x 18'1")

The kitchen/breakfast area, benefits from a range of upper and lower units with contrasting worksurfaces, two composite sink units, plumbing for a dishwasher, an integrated microwave oven, and an induction hob. Karndean flooring, tiled splash back, a breakfast bar, two radiators, two double glazed windows, and an external door leading to the rear garden.



## Ground Floor W.C

1.80m x 1.06m (5'10" x 3'5")

Convenient downstairs W.C with hand wash basin, vinyl flooring, a radiator and a double glazed front aspect window.



## Conservatory

4.34m x 3.16m (14'2" x 10'4")

Double glazed conservatory with tiled flooring and French doors leading to the rear garden.



## Principal Bedroom

4.38m x 3.15m (14'4" x 10'4")

Double bedroom with an en-suite, carpet flooring, a radiator and a double glazed front aspect bay window.



## En-suite

1.32m x 2.30m (4'3" x 7'6")

Convenient en-suite with an upgraded walk-in shower, hand wash basin and W.C. Vinyl flooring, partly tiled and UPVC walls, a heated towel rail and a double glazed side aspect window.



## Bedroom Two

6.07m x 2.63m (19'10" x 8'7")

Double bedroom with carpet flooring, two radiators, double glazed front and rear aspect windows.



## Bedroom Three

2.89m x 3.15m (9'5" x 10'4")

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



## Bedroom Four

2.88m x 2.16m (9'5" x 7'1")

The fourth bedroom is currently used as a walk-in wardrobe and has carpet flooring, fitted mirrored wardrobes, a radiator and a double glazed front aspect window.



## Bathroom

1.84m x 2.08m (6'0" x 6'9")

Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, partly tiled walls, a radiator and a double glazed rear aspect window.

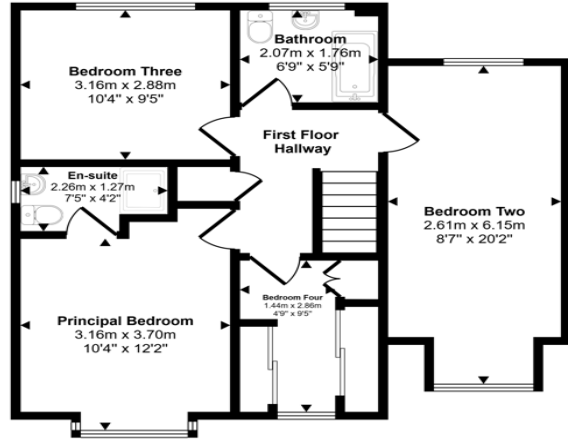
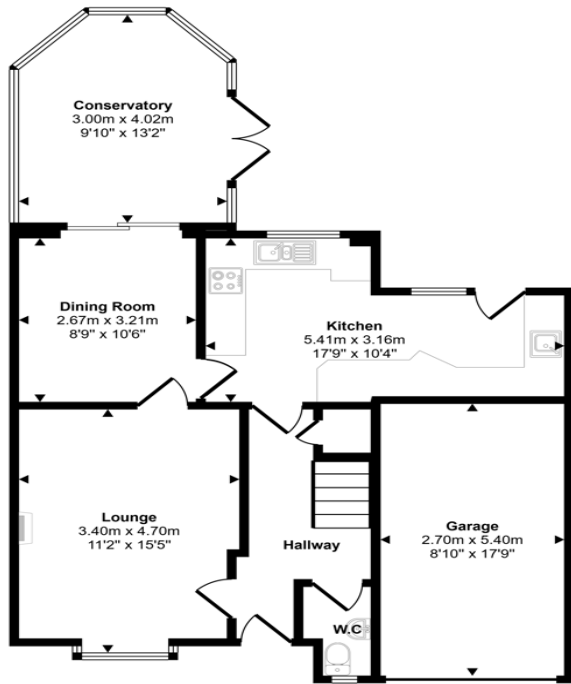


## External

Externally to the front there is a garden, driveway and garage, which can be accessed via an electric door. To the rear lies a private, West facing garden laid to lawn with mature shrubs and a patio area adjacent to the property.



Approx Gross Internal Area  
134 sq m / 1441 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>	72	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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