



### 3 bed detached house to buy in

Atherton Drive, Chilton Moor, Houghton  
Le Spring, Tyne and Wear, DH4 6TA

# £209,950

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Detached Family Home
- ✓ Three Bedrooms
- ✓ Multi Car Driveway & Garage
- ✓ Private Rear Garden
- ✓ EPC Rating G

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*MULTI CAR DRIVEWAY & GARAGE\*\*PRIVATE REAR GARDEN\*\*SOUGHT AFTER AREA\*\***

Pattinson Estate Agents are excited to welcome to the market this well presented detached family home, which boasts three bedrooms and is located on the highly desirable estate of Atherton Drive, Chilton Moor, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, good public transport and major road links via the A1(M). Also within walking distance to the popular Dubmire Primary Academy and Rainton Meadows Nature Reserve, as well as being a short driving distance to Elba Park, Sunderland & Durham City Centers.

This impressive family residence is spacious throughout and briefly consists:- Property entrance/porch, spacious lounge, dining room, modern kitchen/breakfasting area and a ground floor W.C. To the first floor lies three well proportioned bedrooms and a three piece family bathroom. Externally to the front of the property there is an open garden, multi car driveway and garage, to the rear there is a private garden.

Early viewings come highly recommended to appreciate the size and location of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: £209,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof 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: Yes

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

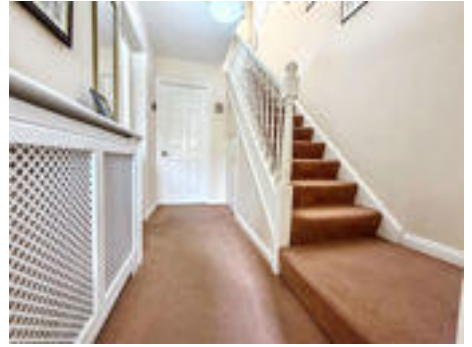
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance/Porch

Property entrance leading to the porch, which gives access to the ground floor W.C and hallway.



## Lounge

4.63m x 3.25m (15'2" x 10'7")

Spacious lounge with carpet flooring, a feature electric fireplace, radiator and a double glazed front aspect bay window. The lounge also gives open flow access to the dining room.



## Dining Room

2.88m x 3.03m (9'5" x 9'11")

The diner has carpet flooring, a radiator and French doors leading to the rear garden.



## Kitchen/Breakfasting Area

2.99m x 5.14m (9'9" x 16'10")

Modern kitchen/breakfasting area benefiting from a range of upper and lower units with contrasting square edge worksurfaces, composite sink unit, integrated washing machine, fridge/freezer and an oven with a ceramic hob. Laminate tiled flooring, tiled splash back, heated towel rail, two double glazed windows and an external door leading to the rear garden.



## Ground Floor W.C

1.76m x 1.04m (5'9" x 3'4")

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



## Bedroom One

3.81m x 3.47m (12'6" x 11'4")

Double bedroom with fitted wardrobes, carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Two

3.18m x 3.47m (10'5" x 11'4")

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



## Bedroom Three

2.96m x 2.32m (9'8" x 7'7")

Third bedroom with carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.



## Bathroom

2.96m x 2.32m (9'8" x 7'7")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Carpet flooring, partly tiled walls, a radiator and a double glazed rear aspect window.

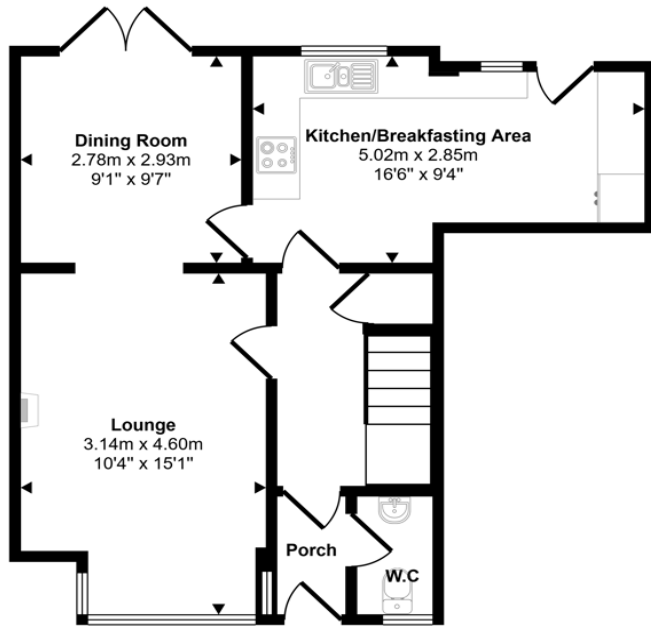


## External

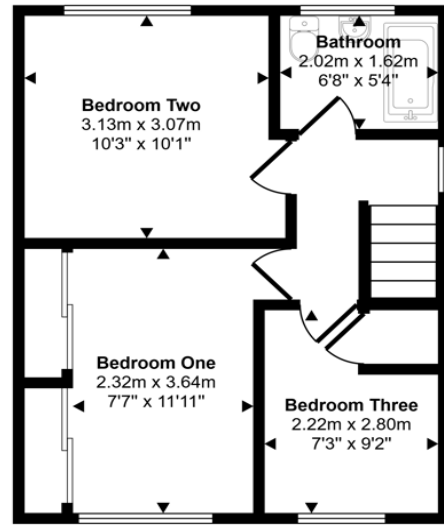
Externally to the front is an open lawn with a multi car driveway leading to the garage. To the rear there is a garden laid to lawn with mature bushes and a patio area adjacent to the property. The rear garden also has the additional bonus of not being overlooked.



Approx Gross Internal Area  
82 sq m / 885 sq ft



**Ground Floor**  
Approx 46 sq m / 491 sq ft



**First Floor**  
Approx 37 sq m / 394 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</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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