



3 bed end of terrace house to buy in DH4

Lambourne Close, Houghton Le Spring, Durham, DH4 6EW

£119,950 Offers over

 x3  x1  x2

Tenure
Freehold

Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Modern Kitchen & Bathroom
- ✓ Quiet Cul-De-Sac Location
- ✓ EPC Rating C

On Street parking

Garden

Key Information

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

Description

****SPACIOUS FAMILY HOME**END OF TERRACE PROPERTY**THREE BEDROOMS**WEST FACING REAR GARDEN**POPULAR CUL-DE-SAC LOCATION****

Pattinson Estate Agents are delighted to present to the market this exceptional three bed family home, ideally situated on the quiet cul-se-sac of Lambourne Closer, Bournmoor, Houghton Le Spring. Perfectly positioned for convenient access to a range of local shops, amenities, excellent public transport and major road networks via the A1(M), the property also benefits from being within walking distance of Bournmoor Primary School and Woodlea Primary School. Additionally, Rainton Meadows Nature Reserve, Lumley Castle, Sunderland City Centre, and Durham City Centre are all just a short drive away.

This beautifully presented family residence offers generous and well-appointed living accommodation throughout, briefly comprising: Property entrance, spacious lounge, dining room and a stylish kitchen. To the first floor are three well-proportioned bedrooms, two of which enjoy picturesque views across the surrounding area, together with a modern three piece family bathroom.

Externally, the property enjoys an open front garden with attractive views across the local meadow. To the rear, there is a west facing garden, along with a converted garage currently utilised as a versatile office/bar space complete with a functional W.C.

Early viewing is highly recommended to fully appreciate the size, condition and desirable location this outstanding home has to offer. Please contact our Houghton branch to arrange your viewing.

Disclaimer: Please note this property is connected to Pattinson staff members

Council Tax Band: A

Tenure: Freehold

Price: Offers over £119,950

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Heating: Gas

Living Area

4.20m x 5.70m (13'9" x 18'8")

Spacious living area with wooden flooring, a feature media wall and panelling, radiator, front double glazed window.



Kitchen

3.00m x 2.90m (9'10" x 9'6")

The kitchen/diner benefits from a range of upper and lower high gloss units with contrasting worksurfaces, a stainless steel sink, plumbing for a washing machine, integrated oven and hob and additional space for a free standing fridge freezer. Wooden flooring, tiled splash back, a radiator, rear double glazed window. The kitchen provides open flow access to the dining room.



Dining room

2.90m x 2.80m (9'6" x 9'2")

Generous sized dining area which is open flow with the kitchen, also benefits from french doors allowing access to the living room. With a radiator and double glazed rear window.



Bathroom

1.70m x 2.40m (5'6" x 7'10")

Recently fitted three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and WC. LVT flooring, partially tiled walls, a radiator and a double glazed rear aspect window.



Principle bedroom

3.50m x 3.10m (11'5" x 10'2")

Double bedroom with carpet flooring, benefitting from built in wardrobes, radiator and a double glazed front aspect window.



Bedroom Two

3.20m x 3.90m (10'5" x 12'9")

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



Bedroom Three

2.60m x 2.60m (8'6" x 8'6")

Generous sized single bedroom, with built in storage cupboard, radiator and rear double glazed window.

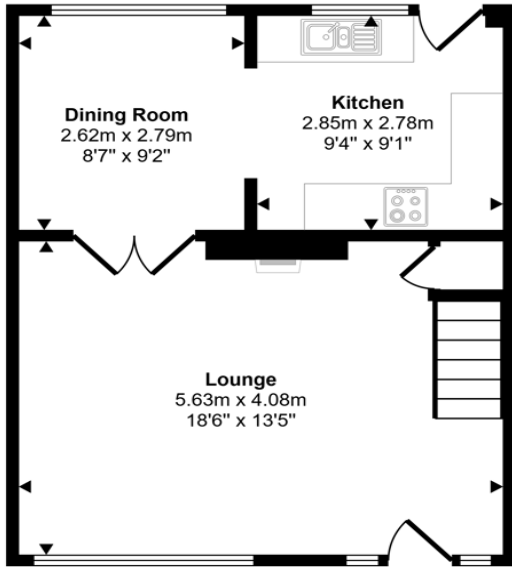


External

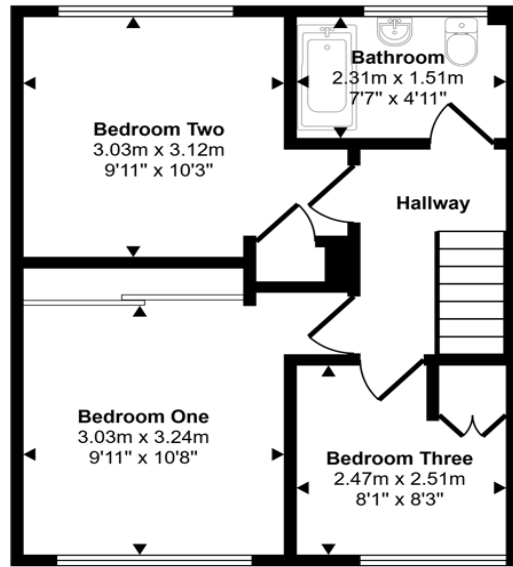
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Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 39 sq m / 419 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) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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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