

Downs Lane
Hetton-Le-Hole
Houghton Le Spring
DH5 9EA



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sales & lettings







Downs Lane

Asking Price £149,995

INTRODUCTION

Good Life Homes are delighted to bring to the market this recently constructed three-bedroom semi-detached home in Houghton le Spring. Offering a practical layout, a generous rear garden and a long driveway to the side, the property also enjoys a convenient position for commuting, with easy access to the region's major commercial centres.

ENTRANCE HALL

Accessed through a GRP double-glazed front door. Carpet flooring, carpeted stairs to the first floor and a door leading into the dining kitchen.

DINING KITCHEN

16'1 x 10'1

Wood-effect vinyl flooring and a double radiator. A modern fitted kitchen with wall and floor units and contrasting laminate work surfaces. Integrated electric oven, four-ring gas hob and extractor, with a stainless-steel splashback. Space and plumbing for a washing machine and space for a tall fridge freezer. Stainless steel single bowl sink with a single drainer and Monobloc tap beneath a front-facing uPVC double-glazed window. The combi boiler is concealed within a matching cupboard. Ample space for a dining table and chairs. Doors lead to the entrance hall, lounge and WC.

GROUND FLOOR WC

5'6 x 3'0

A continuation of the wood-effect vinyl flooring. Hand basin with chrome taps, WC with a low-level cistern and an extractor fan.

LOUNGE

13'7 x 10'9

A spacious rear lounge with carpet flooring, a double radiator and room for a variety of furniture arrangements. A uPVC double-glazed window overlooks the garden, while uPVC double-glazed doors open onto the paved patio and provide further garden views.

LANDING

Carpeted stairs lead to the landing, which has a radiator, loft hatch and four doors leading to the three bedrooms and bathroom.

BEDROOM 1

13'6 x 8'2

A double bedroom with carpet flooring, a radiator and two front-facing white uPVC double-glazed windows.

BEDROOM 2

12'5 x 7'1

A double bedroom with carpet flooring, a radiator and a rear-facing white uPVC double-glazed window with pleasant views. Currently arranged by the owners as a home office with two workstations.

BEDROOM 3

9'0 x 6'2

A single bedroom with carpet flooring, a radiator and a rear-facing white uPVC double-glazed window with pleasant views.

BATHROOM

7'0 x 6'0

Wood-effect vinyl flooring and a radiator. White suite comprising a WC with a low-level cistern, pedestal wash basin with chrome taps and a panelled bath with a glass shower screen. Chrome bath taps with a shower-head attachment, plus a separate shower supplied by the combi boiler. Ceramic tiling around the bath and an extractor fan.

EXTERNALLY

Front and Driveway - A long multi-car driveway runs along the right-hand side of the property when viewed from the front, providing access to the rear garden. Additional on-street parking is available.

Rear Garden - A generous garden plot with an extended paved patio immediately behind the house. Railway sleepers mark the boundary between the patio and the lawn. Fencing encloses three sides, with a garden shed at the bottom and access along the side of the property. The garden offers scope for further landscaping.

GENERAL

All measurements are approximate.

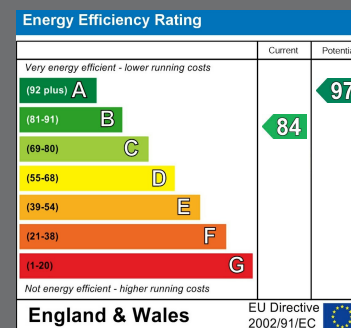
Please note that the balance of the new build 10 year structural warranty will pass to the new owners on completion for peace of mind.





Local Authority
Sunderland

Council Tax Band
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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