

PROPERTY BROCHURE



11 Lambton View, Houghton Le Spring,

This neutrally decorated two-bedroom flat is offered ****for sale**** in Rainton Gate, providing an appealing option for first-time buyers, investors, couples or those seeking university accommodation. The property features an open-plan reception room, a modern kitchen with built-in appliances, two double bedrooms and a bathroom with a white suite. It also benefits from an EPC rating of C and falls within Council Tax Band B.

Situated in Houghton-le-Spring, the flat enjoys excellent views and convenient access to local amenities. Houghton town centre offers supermarkets, independent shops, cafés and everyday services, while nearby parks and open spaces provide opportunities for walking and leisure.

Transport links are a key advantage of this location. The property offers good road access to the A690, A19 and A1(M), connecting to Durham, Sunderland and Newcastle. Durham is typically around 15–20 minutes away by car, Sunderland around 20 minutes and Newcastle approximately 30 minutes, making the flat a practical base for commuting to major employment and university centres. Regular bus services run through Houghton-le-Spring towards Durham, Sunderland and surrounding areas, supporting those who rely on public transport.

Local schools and colleges in and around Durham and Houghton-le-Spring, as well as easy reach of universities in Durham and Sunderland, enhance the property's appeal for both owner-occupiers and buy-to-let investors. Overall, this two-bedroom flat combines practical internal accommodation with strong regional connections.

11 Lambton View

£93,000

Communal Entrance

Via Intercom system

Hallway

Built-in storage cupboard

Living Room/Kitchen

Double glazed bay window and double glazed window to rear. wall mounted electric fire. Range of base, wall and drawer units complementing heat resistant work surfaces incorporating 1 1/2 bowl stainless steel sink unit, four ring electric hob with oven below and filter hood above, integrated washer/dryer, spotlights, radiator

Bedroom One

Double glazed window, radiator

Bedroom Two

Double glazed window, radiator

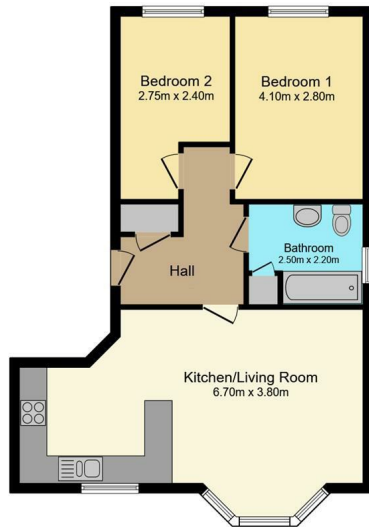
Bathroom

Double glazed window. White suite comprising of paneled bath with shower over, concealed flush WC and wash basin built into vanity unit, radiator

Externally

Allocated parking for residents and guests at the front of the building, bin store.





Floor Plan
Floor area 61.3 sq.m.

Total floor area: 61.3 sq.m.

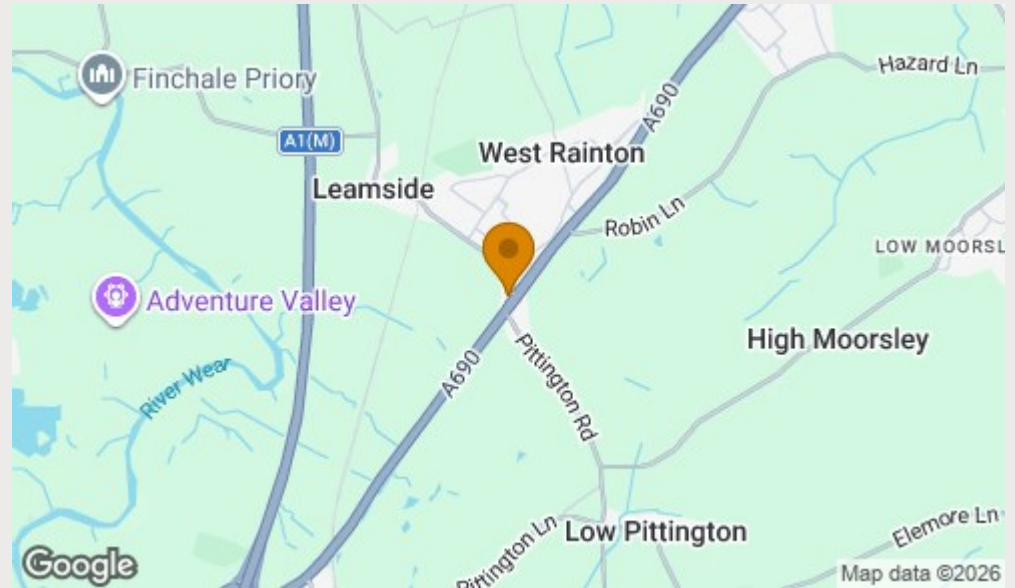
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Local Authority: Durham County Council

Council Tax Band: B

Directions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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