



## 4 bed detached house to buy in

Yellowstone Court, Chilton Moor,  
Houghton Le Spring, Tyne and Wear, DH4  
6UH

# £334,950

🛏 x4 🚿 x3 🚗 x2

Tenure

**Freehold**

## Property features

- ✓ Detached Property
- ✓ Occupying An Impressive Plot
- ✓ Four Bedrooms
- ✓ Double Garage & Multi Car
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*DETACHED FAMILY HOME\*\*OCCUPYING A LARGE PLOT\*\*FOUR BEDROOMS\*\*PRINCIPAL BEDROOM WITH EN-SUITE\*\*DOUBLE GARAGE AND MULTI CAR DRIVEWAY\*\*SOUGHT AFTER CUL-DE-SAC LOCATION AREA\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive detached family home, which is positioned on a substantial plot and boasts four bedrooms. Perfectly located on the sought after cul-de-sac of Yellowstone Court, Chilton Moor, Houghton le Spring, which is located 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 immaculate properties internal layout is spacious through-out with a modern presentation and briefly comprises:- as you enter the property you are greeted with a spacious hallway, a generous lounge, open plan kitchen/diner, a study room, utility area and a downstairs W.C. To the first floor lies the principal bedroom with en-suite, a further three bedrooms and a three piece family bathroom. Externally to the front there is a good sized garden with a double garage and multi car driveway, to the rear lies a large garden, which has the benefit of not being overlooked.

Early internal inspection is highly advised to appreciate the size, standard and location of this fabulous family home. Viewings can be arranged by calling our Houghton branch.

Council Tax Band: D

Tenure: Freehold

Price: £334,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring and a radiator.



## Lounge

3.96m x 3.35m (12'11" x 10'11")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect window.



## Study

2.96m x 2.99m (9'8" x 9'9")

A versatile room currently used as a study has carpet flooring, storage cupboard, a radiator and a double glazed front aspect window.



## Kitchen/Dining Room

2.93m x 5.98m (9'7" x 19'7")

Stylish, open plan kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, composite sink unit, integrated fridge/freezer and oven with a gas hob. Vinyl flooring, a radiator, double glazed front aspect window and French doors leading to the rear garden. The kitchen/dining room also gives access to the utility room.



## Utility

1.73m x 2.25m (5'8" x 7'4")

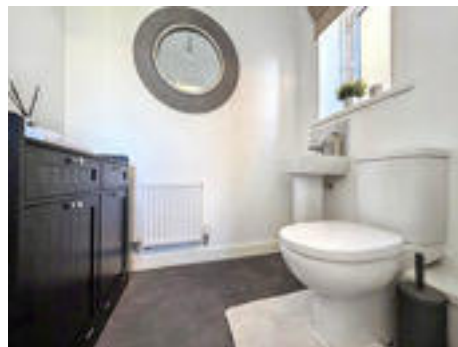
The utility has plumbing for a washing machine, space for a dryer and worksurfaces with matching upstands. Vinyl flooring, radiator, internal door leading to the ground floor W.C and an external door leading to the rear garden.



## Ground Floor W.C

1.50m x 1.79m (4'11" x 5'10")

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



## Principal Bedroom

3.59m x 3.34m (11'9" x 10'11")

Double bedroom with an en-suite, fitted wardrobes, carpet flooring, a radiator and a double glazed rear aspect window.



## En-suite

2.01m x 2.06m (6'7" x 6'9")

Convenient en-suite with a walk in shower, hand wash basin and W.C. Vinyl flooring, partly tiled walls, radiator and a double glazed rear aspect window.



## Bedroom Two

3.49m x 3.65m (11'5" x 11'11")

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



## Bedroom Three

2.96m x 2.89m (9'8" x 9'5")

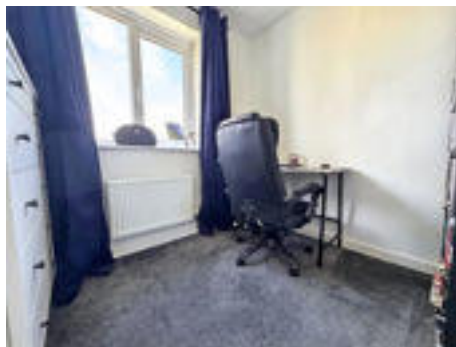
Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Four

2.01m x 2.38m (6'7" x 7'9")

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



## Bathroom

1.79m x 2.20m (5'10" x 7'2")

Three piece bathroom benefiting from a paneled bath, hand wash basin and W.C. Vinyl flooring, tiled walls, radiator and a double glazed front aspect window.



## Front External

5.34m x 5.47m (17'6" x 17'11")

Externally, the property is enhanced by an open lawn to the front, a spacious multi-vehicle driveway and a double garage (17'6 x 17'11).

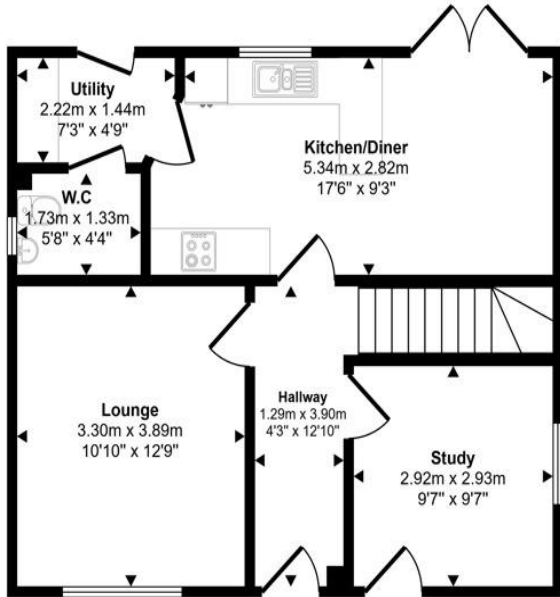


## Rear External

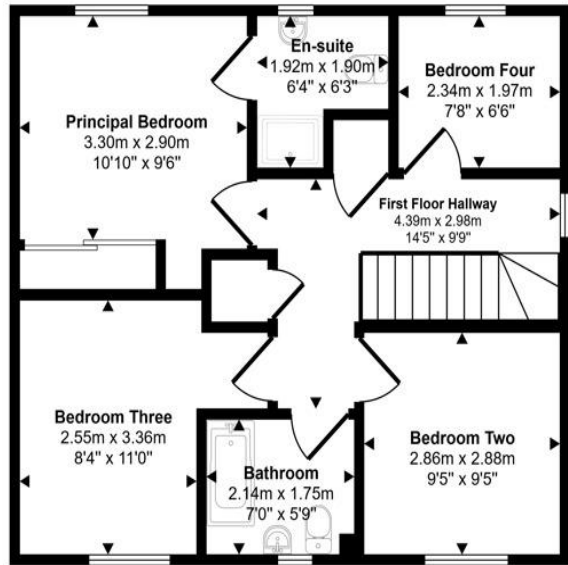
Externally to the rear, the property enjoys a generously sized garden, predominantly laid to lawn, complemented by a low-maintenance wood chip area and a patio seating space adjoining the property. The rear garden also gives access to the garage and has the additional bonus of not being overlooked.



Approx Gross Internal Area  
109 sq m / 1174 sq ft



Ground Floor  
Approx 54 sq m / 580 sq ft



First Floor  
Approx 55 sq m / 594 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>		94
(81-91) <b>B</b>	84	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Yellowstone Court, Chilton Moor, Houghton Le Spring, Tyne and Wear, DH4 6UH

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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