



### 3 bed detached house to buy in

The Grove, Rainton Bridge, Houghton Le Spring, Tyne and Wear, DH5 8NT

**£300,000**

🏠 x3 🚗 x2 🚗 x2

Tenure

**Freehold**

Double Garage parking

Garden

### Property features

- ✓ 3 bedroom (Originally 4 Bed) family home
- ✓ Highly desirable area
- ✓ Very rare to market
- ✓ No upward Chain
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to present to the market this exceptional three-bedroom detached family home, nestled within the highly sought-after and private community of Rainton Bridge, Houghton Le Spring. Occupying a generous and enviable plot, this property offers an outstanding opportunity for buyers seeking space, privacy, and convenience in a prestigious location.

### Location Benefits

Perfectly positioned, this family home provides effortless access to local amenities, a range of shopping options, and highly regarded educational facilities. The property also enjoys superb connectivity to Houghton town centre, as well as Durham and Sunderland city centres, via excellent road and public transport links.

### Accommodation Details

- Ground Floor:
- Welcoming entrance hallway
- Spacious living room with connecting dining area
- Modern, well-appointed kitchen
- Convenient downstairs W/C

### First Floor:

Open landing area

Three generously sized bedrooms

Family bathroom

Master bedroom featuring a dedicated dressing and storage area, created by combining the original bedrooms one and four for enhanced space and versatility

#### External Features

This property stands out with its meticulously maintained sweeping gardens to the front, side, and rear – offering an idyllic setting for relaxation, entertaining, or family enjoyment. Additional benefits include a double driveway and a double garage, accessible from both the driveway and the rear of the property, adjoining a convenient cloak area.

#### Key Highlights

- Rare opportunity to own a home on a generous plot within this exclusive community
- Excellent scope to personalise and add your own style
- Ideal family environment with ample outdoor space
- Superb transport links and proximity to amenities

#### Viewing Arrangements

Early viewing is strongly recommended to fully appreciate the size, setting, and potential of this remarkable home. Please contact our Houghton team at Pattinson Estate Agents for further details and to arrange your visit.

Council Tax Band: E

Tenure: Freehold

Price: £300,000

Property Type: Detached House

USPs: Garden

Parking: Double Garage, Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Dining Room



## Kitchen



## Cloak



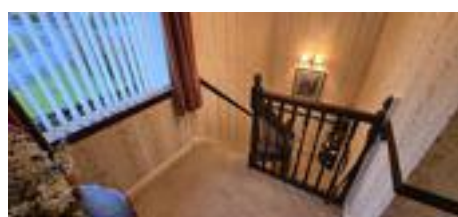
## Double garage



## Hallway



## Landing



## Bedroom 1



## Bedroom 2



---

## Bedroom 3

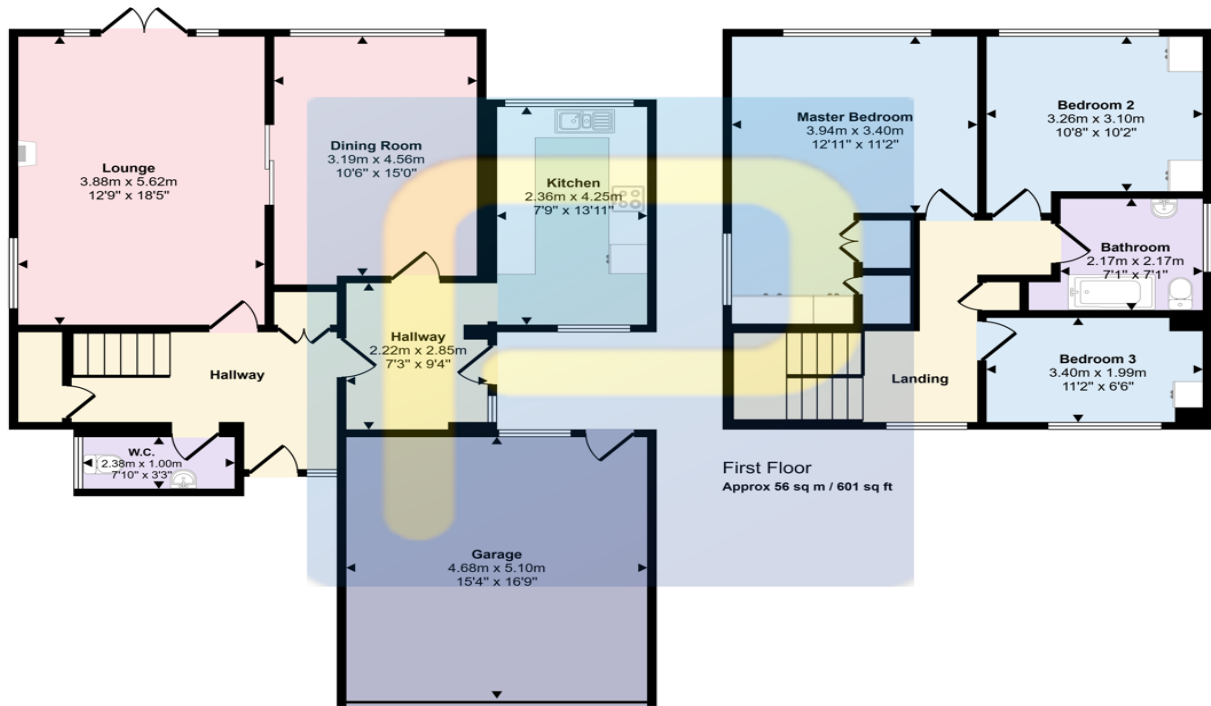


---

## Bathroom



Approx Gross Internal Area  
151 sq m / 1621 sq ft



Ground Floor  
Approx 95 sq m / 1021 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>	72	78
(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	

The Grove, Rainton Bridge, Houghton Le Spring, Tyne and Wear, DH5 8NT

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/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

