



### 3 bed semi-detached house to buy in DH4

Hillview Road, Newbottle, Houghton Le Spring, Tyne and Wear, DH4 4SH

# £194,950

🏠 x3 🚗 x1 🚗 x2

Tenure  
**Freehold**

### Property features

- ✓ Sought After Location
- ✓ Excellent Family Home
- ✓ 3 Double Bedrooms
- ✓ Driveway & Garage
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*FANTASTIC FAMILY RESIDENCE\*\*THREE DOUBLE BEDROOMS\*\*DRIVEWAY & GARAGE\*\*MODERN DECOR\*\*PRIVATE REAR GARDEN\*\*POPULAR LOCATION\*\***

Pattinson Estate Agent are delighted to welcome to the market this wonderful and spacious three bed family home situated in the popular location of Hillview Road, Newbottle, Houghton Le Spring. Ideally located within easy access to local amenities, public transport and major road links via the A690 & A19. This property is also a stone throw away from Houghton Le Spring Town Centre and walking distance to popular local schools.

This well presented family residence is spacious throughout and comprises of:- Entrance/hallway, living/dining area and kitchen. To the first floor lies three double bedrooms and a four piece family bathroom, externally to the front there is an open lawn, multi car driveway and garage and to the rear a generous private garden.

Don't miss your opportunity to secure this wonderful family residence, contact our Houghton branch to arrange your viewing!

Council Tax Band: D

Tenure: Freehold

Price: £194,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which grants access to the living/dining area, kitchen and first floor staircase.



## Living room

3.90m x 3.30m (12'9" x 10'9")

Spacious lounge with open flow access to dining area benefitting from wooden flooring, a radiator and a double glazed front aspect bay window.



## Dining Room

3.20m x 2.70m (10'5" x 8'10")

Dining room with wooden flooring, a radiator and double glazed French doors leading to the rear garden allowing an abundance of natural light to flood the room.



## Kitchen

3.20m x 2.50m (10'5" x 8'2")

Modern kitchen benefitting from fitted wall and base units with contrasting worksurfaces, a stainless steel sink, plumbing for a washing machine and additional space for a freestanding oven. Wooden flooring, storage cupboard, double glazed rear aspect window and external door leading to the rear garden.



## Bathroom

2.50m x 2.20m (8'2" x 7'2")

Generous four piece family bathroom benefitting from a panelled bath, free standing shower, hand wash basin and W.C. Tiled flooring, tile splash back, radiator and double glazed rear aspect window.



## Bedroom One

3.20m x 3.10m (10'5" x 10'2")

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



## Bedroom Two

4.00m x 3.10m (13'1" x 10'2")

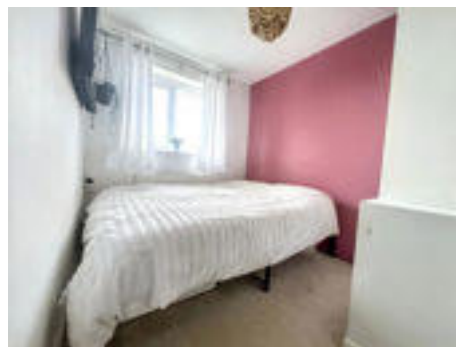
Double bedroom with carpet flooring, radiator and double glazed front aspect window.



## Bedroom Three

2.80m x 2.20m (9'2" x 7'2")

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

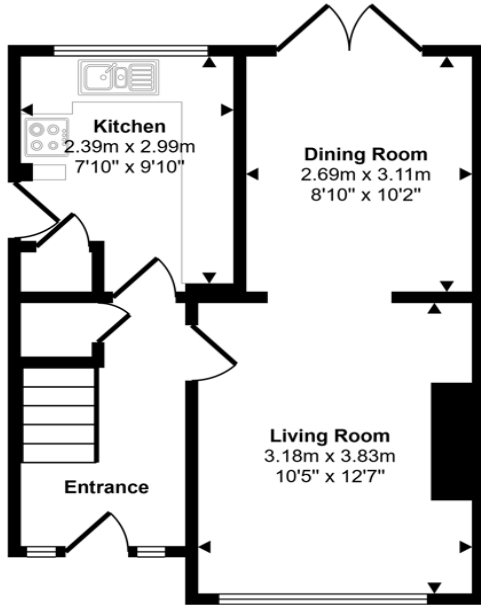


## External

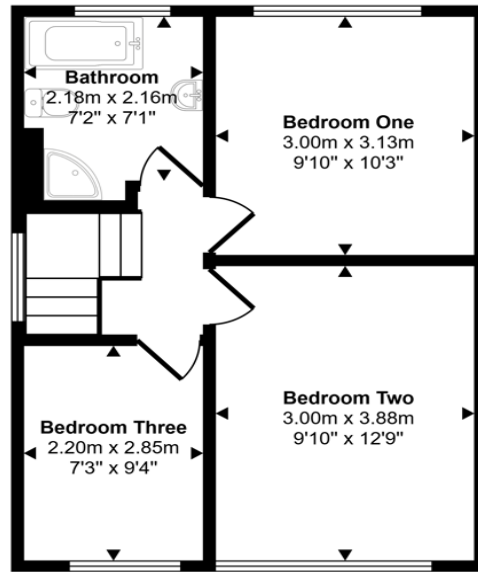
Externally to the front there is an open lawn, multi car driveway and garage, there is also gated side access to the rear garden. To the rear there is a generous sized private garden laid to lawn with a paved seating area to the top of the garden. In addition, the rear garden and garage benefit from electric supply.



Approx Gross Internal Area  
74 sq m / 799 sq ft



Ground Floor  
Approx 36 sq m / 385 sq ft



First Floor  
Approx 38 sq m / 414 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

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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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