



**Chester Road**

Penshaw  
Houghton Le Spring  
DH4 7DJ

**£288,000**  
**Freehold**

Detached  
Five bedrooms  
Gas Central Heating and Double  
Glazing  
Conservatory  
Integral Garage & Driveway for Multiple  
Vehicles





Safe and Secure are pleased to offer to the market this Spacious Five Bedroom Detached House situated in Penshaw, Houghton Le Spring, convenient for access to all the local amenities and transport links. Benefiting from double glazing and gas central heating, briefly comprises; an entrance hall, good sized lounge (with feature fire), conservatory, spacious breakfasting kitchen and a ground floor w.c. To the first floor there are five bedrooms (master bed with balcony and en suite bathroom) and a four piece fitted family bathroom. Externally there are gardens to the front and rear and a driveway leading to the integral garage to the front. Internal viewing is highly recommended on this ideal family home.

#### **ENTRANCE PORCH**

6' 11" x 3' 11" (2.13m x 1.2m) Double glazed door and double glazed windows to the front and sides with an interior door leading to the reception hall.

#### **RECEPTION HALL**

15' 8" x 7' 6" (4.78m x 2.29m) Glazed entrance door with windows to either side, cloaks area, library and seating area, coving to the ceiling, staircase to the first floor and door to the lounge.

#### **LOUNGE**

12' 0" x 16' 0" (3.68m x 4.9m) Dining Room ( 14'5" (4.4m) x 8'8" (2.64m)). Large open plan lounge/dining room with a double glazed corner



window to the front and side and a marble fireplace with living flame effect gas fire to the lounge area. There is an alcove seating area (9'5 x 3'8) with an inglenook fireplace, windows to the front and rear with built in window seats, coving to the ceiling and plate shelf. The room also features seven wall lights, three radiators, plate shelf, double glazed patio doors leading to the conservatory and a door to the kitchen.

### CONSERVATORY

19' 0" x 11' 5" (5.8m x 3.48m) Double glazed windows to the rear and sides with a double glazed door opening to the garden.

### KITCHEN/BREAKFAST ROOM

17' 7" x 15' 8" (5.38m x 4.8m) Fitted kitchen with wall and base units, integrated oven, microwave, dishwasher, hob with extractor hood over, patio door leading to the garden, internal door leading to the garage and downstairs w.c.

### FIRST FLOOR LANDING

10' 0" x 5' 1" (3.07m x 1.55m) Coving to the ceiling, radiator, access to the roof space and doors off to the bedrooms and family bathroom.

### MASTER BEDROOM

12' 4" x 10' 11" (3.78m x 3.33m) Fitted with a range of wardrobes and drawer units, bedside cabinets and over bed units. There are two wall lights, a door to the en- suite bathroom and double glazed French doors opening to the balcony which over looks the garden and measures approximately 15' x 6'11 with wrought iron balustrades.

### EN-SUITE BATHROOM

9' 4" x 4' 3" (2.87m x 1.32m) Fitted with a white three piece suite comprising of a corner bath with shower over a pedestal wash hand basin and a low level w.c., tiled walls and floor, down lights to the ceiling and a ladder radiator.

### BEDROOM TWO

12' 2" x 12' 2" (3.73m x 3.73m) Double glazed corner window to the front and side, fitted wardrobes with sliding doors, a wall light and a radiator.

### BEDROOM THREE

12' 1" x 9' 3" (3.7m x 2.82m) Double glazed window to the front, fitted wardrobes and a radiator.

### BEDROOM FOUR

10' 2" x 8' 10" (3.12m x 2.7m) Double glazed window to the rear, built in wardrobes, a decorative ceiling rose and a radiator.





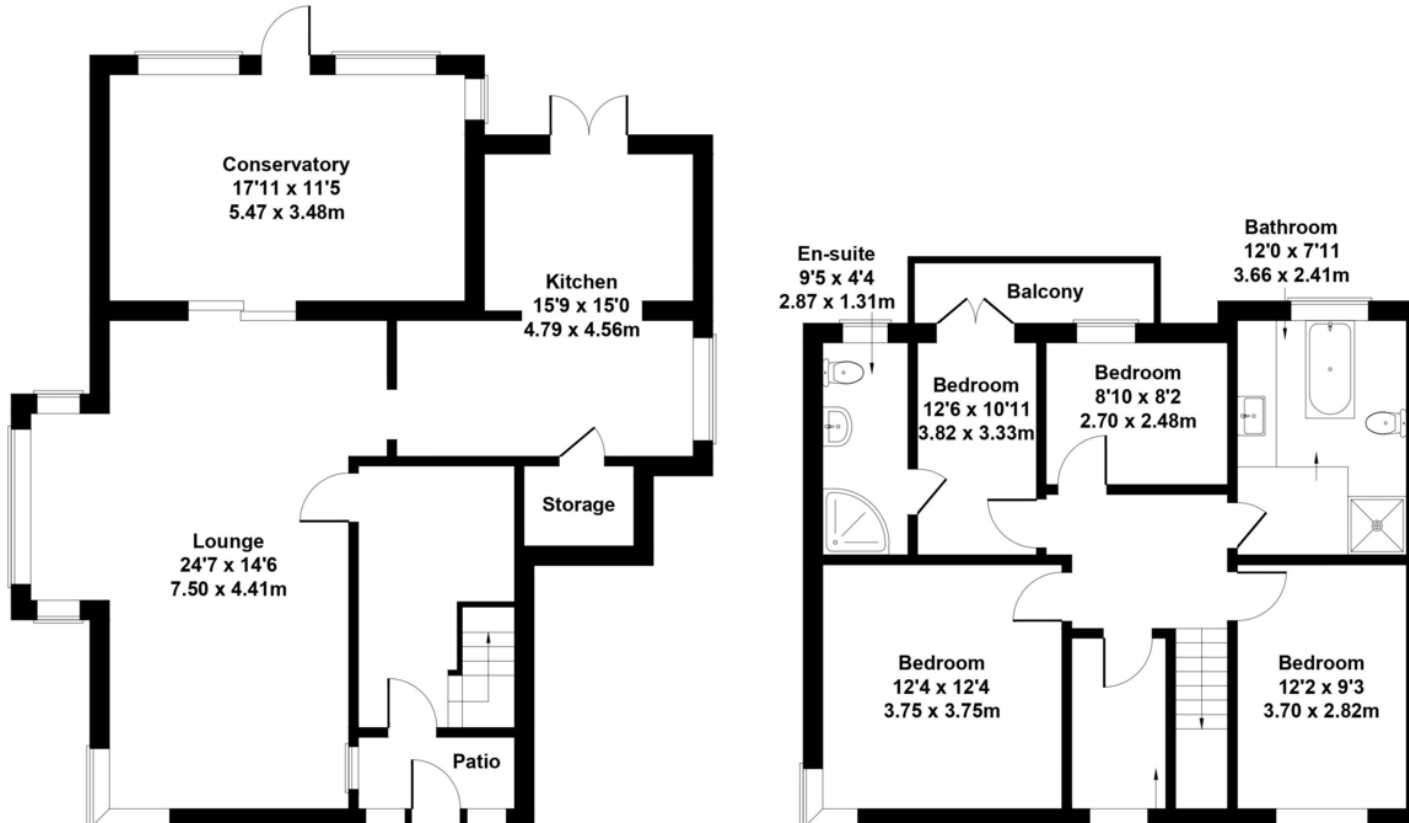
**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

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## Penshaw Grange, Chester Road

Approximate Gross Internal Area  
1647 sq ft - 153 sq m



**Houghton Le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**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.