



Henry Street, Houghton Le Spring, DH5 8AS
2 Bed - House - Mid Terrace
£50,000

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Henry Street

Houghton Le Spring, DH5 8AS

* DECEPTIVELY SPACIOUS * MASTER BEDROOM WITH DRESSING ROOM / STUDY AND EN-SUITE *

Offered to the market with no onward chain, this deceptively spacious home has been thoughtfully reconfigured to create a more versatile layout.

The ground floor features a large and inviting lounge, ideal for relaxing or entertaining, alongside a generously sized dining kitchen that offers plenty of space for cooking and dining. Upstairs, the standout feature is the main bedroom, which benefits from sliding doors leading into a useful dressing room or study area, as well as its own en-suite shower room (which can also be accessed from the landing). There is also a second bedroom and a well-appointed family bathroom. Externally, the property boasts an enclosed rear yard providing private outdoor space.

Located on Henry Street in Houghton-le-Spring, the property is within easy reach of local shops, schools, and transport links. The town centre offers a range of amenities including supermarkets, cafes, and leisure facilities, while the nearby A690 and A1(M) provide excellent access to Durham, Sunderland and Newcastle. The area is also well served by public transport, making it a convenient spot for commuters. Herrington Country Park and Rainton Meadows Nature Reserve are just a short drive away, offering scenic outdoor spaces to enjoy.









GROUND FLOOR

Lounge

16'4" x 16'0" (5 x 4.9)

Kitchen / Dining Room

15'8" x 10'5" (4.8 x 3.2)

FIRST FLOOR

Landing

Bedroom

12'5" x 10'2" (3.8 x 3.1)

Dresser / Study

12'5" x 6'2" (3.8 x 1.9)

En-Suite

Bedroom

9'6" x 7'10" (2.9 x 2.4)

Bathroom

7'10" x 5'10" (2.4 x 1.8)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

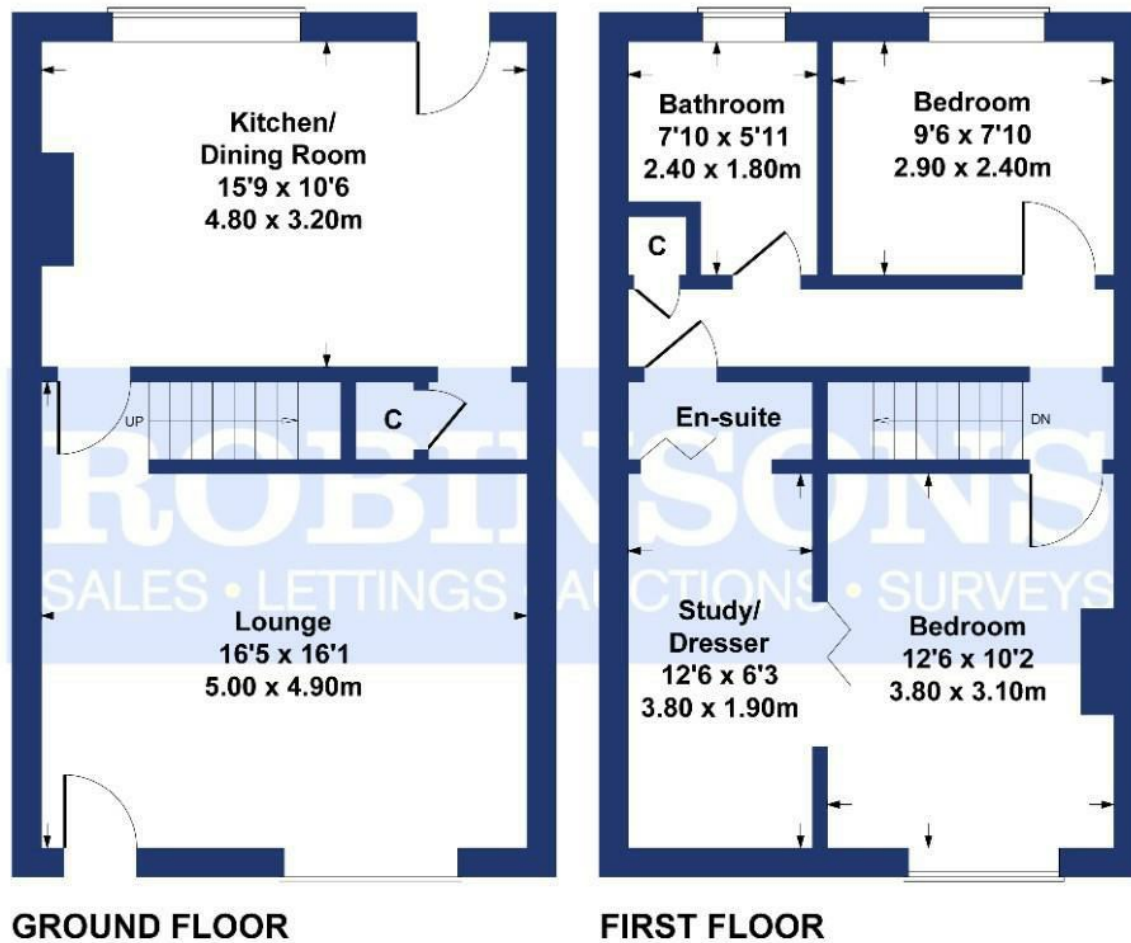
Council Tax: Sunderland, Band A - Approx. £1,395 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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Approximate Gross Internal Area
893 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) B		
(69-80) C		
(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	

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

