

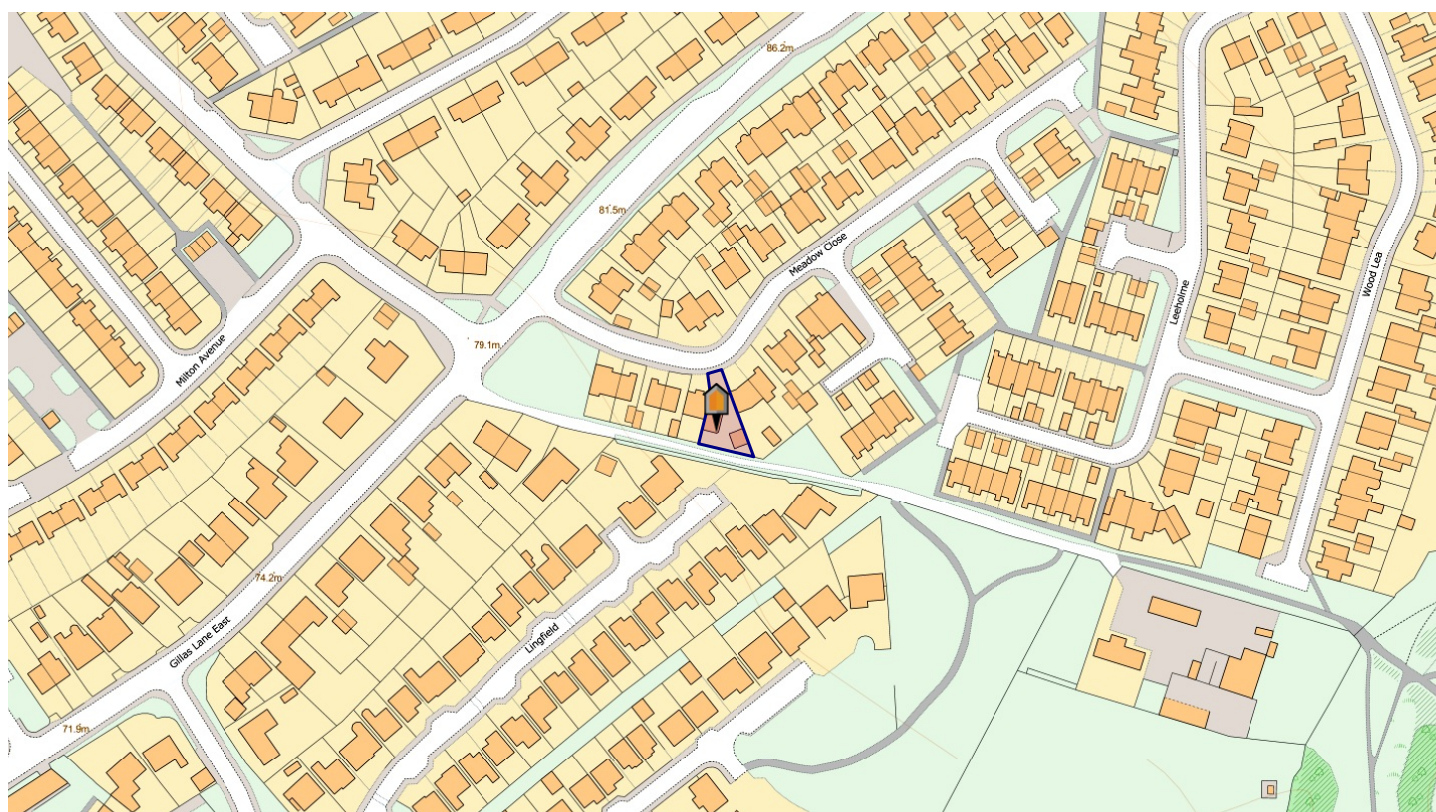


YOUR MOVE
— CHRIS STONOCK —

KEY FACTS FOR BUYERS

Meadow Close, Houghton Le Spring, DH5

February 2021



A guide to this property and the local area

Your Move Chris Stonock

2-3 Imperial Buildings, Houghton-Le-Spring, Tyne and Wear, DH4 4DJ

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9th February 2021



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INTRODUCTION

This is a fine example of a spacious three bedroom semi-detached house that has been extended and significantly improved over the years. There is an open plan feel to the ground floor, with double doors from the Lounge leading into a contemporary Fitted Kitchen with built in appliances and central island unit. Sliding doors and a stable style door gives access into the full width conservatory. The Three Bedrooms are served by a Shower Room. A long driveway offers ample off-street parking and this leads to a double garage with the rest of the rear gardens being patio. All of this is set in a popular and well served area with local shopping, schooling of all grades, health and leisure facilities all close at hand.

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PROPERTY OVERVIEW

MEADOW CLOSE, HOUGHTON LE SPRING, DH5



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Semi-Detached House
3 Bedrooms

Floor Area: 828.82 ft²
77.00 m²

Plot Size: 0.07 acres

Council Tax Band: B

Annual Cost: £1,315.27

Land Registry
Title Number: DU18685

Tenure: Freehold

AREA KEY FACTS

Local Authority: SUNDERLAND

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 12 Mbps

Superfast: 71 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PROPERTY OVERVIEW

PHOTO GALLERY



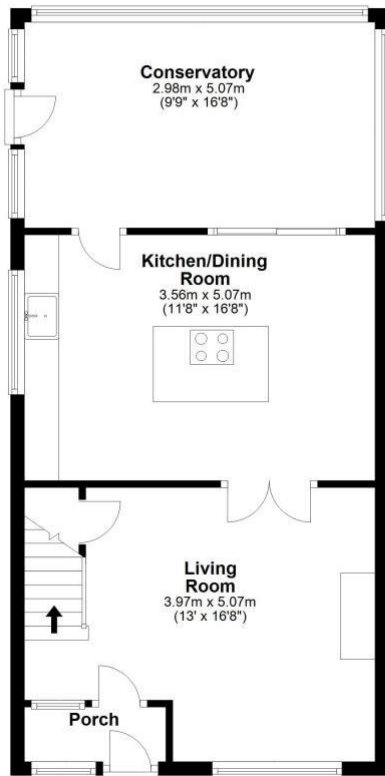
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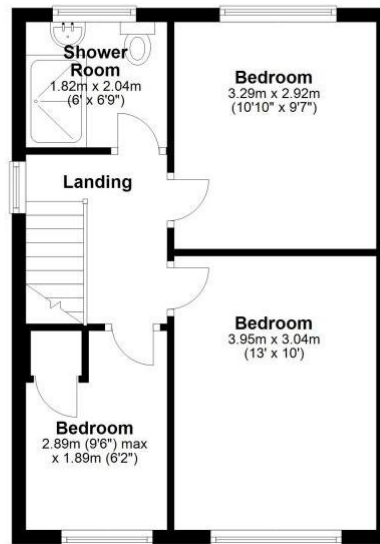
PROPERTY OVERVIEW

FLOORPLANS

Ground Floor



First Floor



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PROPERTY OVERVIEW

EPC

HOUGHTON-LE-SPRING, DH5

Energy rating

D

Valid until 05.10.2030

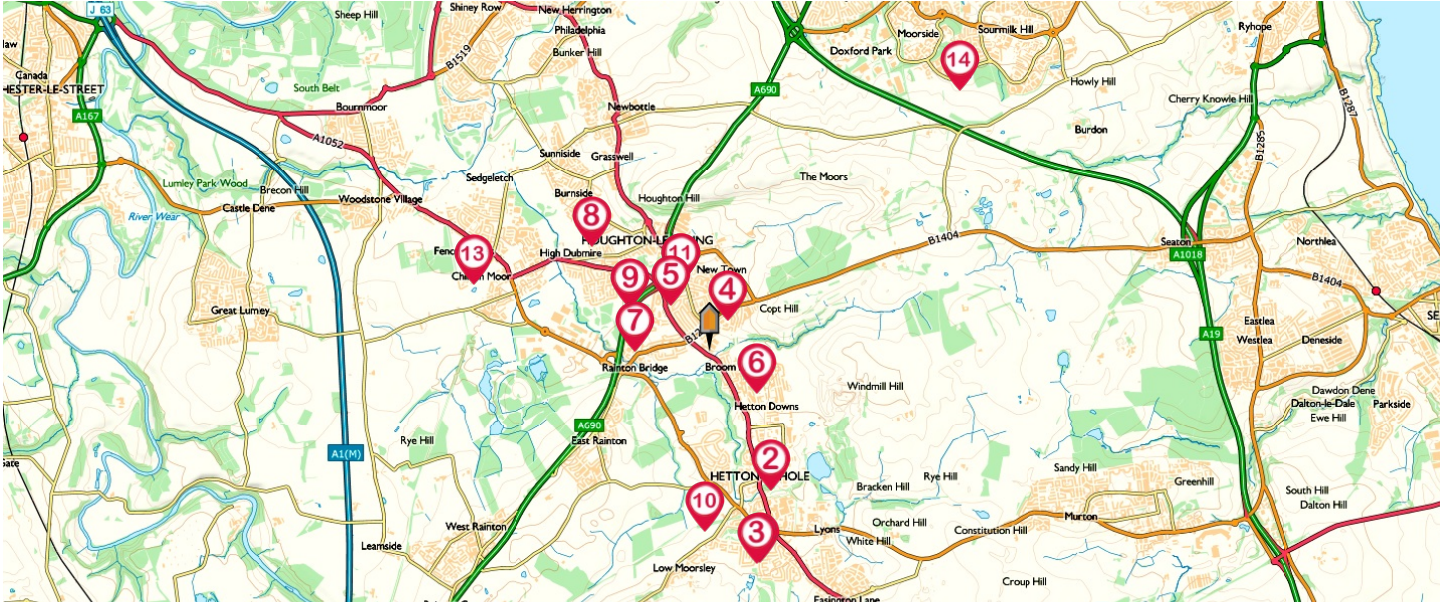
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & OFSTED RATINGS



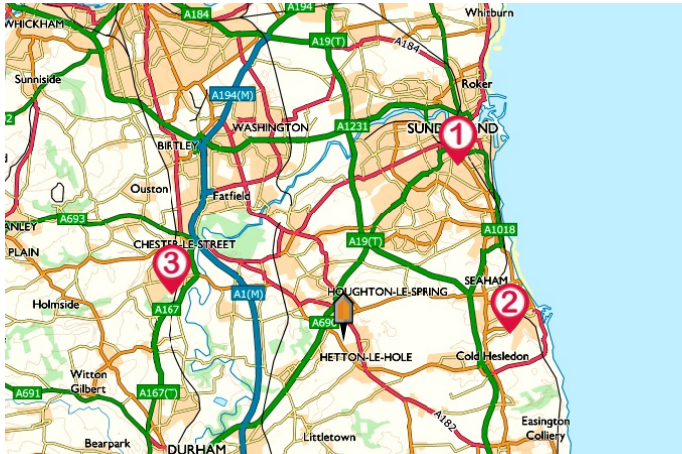
Pin	School Details	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Houghton Le Spring Nursery School	Outstanding	142	0.51 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hetton-le-Hole Nursery School	Good	63	1.03 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hetton Lyons Nursery School	Good	103	1.48 Miles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gillas Lane Primary Academy	Good	142	0.24 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bernard Gilpin Primary School	Good	398	0.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Eppleton Academy Primary School	Good	174	0.43 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Michael's Catholic Primary School	Outstanding	209	0.51 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Burnside Academy Inspires	Good	180	1.08 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Kepier	Requires improvement	1018	0.62 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hetton School	Requires improvement	564	1.22 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Sunderland Children's Centre Houghton	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Sunderland Children's Centre Hetton	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Sunderland Children's Centre Coalfields	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Portland Academy	Good	167	2.47 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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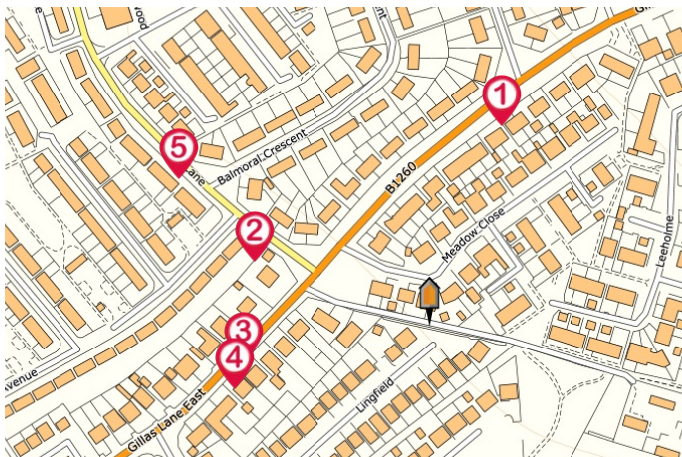
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Sunderland Rail Station | 5.72 miles
- 2 - Seaham Rail Station | 4.53 miles
- 3 - Chester-le-Street Rail Station | 4.88 miles



BUS STOPS/STATIONS

- 1 - Gillas Lane-Dunkirk Avenue | 0.09 miles
- 2 - Hall Lane Estate Gillas Lane | 0.08 miles
- 3 - Gillas Lane East | 0.08 miles
- 4 - Gillas Lane East | 0.09 miles
- 5 - Hall Lane Estate Gillas Lane | 0.12 miles



TRUNK ROADS/MOTORWAYS

- 1 - A1(M) J62 | 3.98 miles
- 2 - A1(M) J64 | 5.06 miles
- 3 - A1(M) J63 | 4.71 miles
- 4 - A194(M) J1 | 6.34 miles
- 5 - A1(M) J65 | 6.05 miles
- 6 - A194(M) J2 | 7.36 miles
- 7 - A1(M) J61 | 7.69 miles
- 8 - A194(M) J3 | 7.9 miles
- 9 - A1(M) J60 | 12.87 miles
- 10 - A1(M) J59 | 17.9 miles

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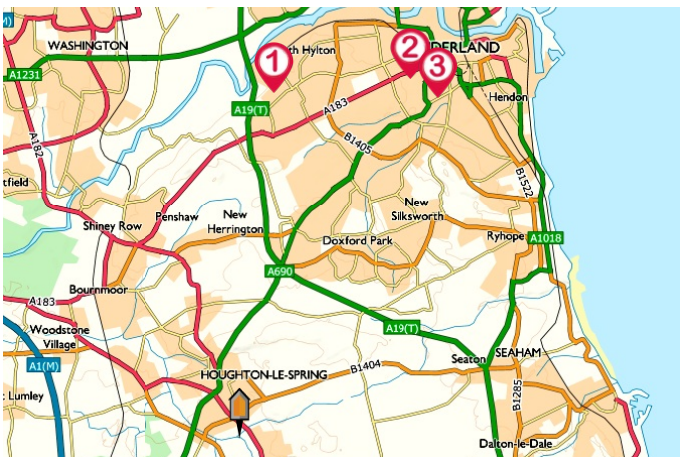
LOCAL AREA

NEAREST TRANSPORT LINKS



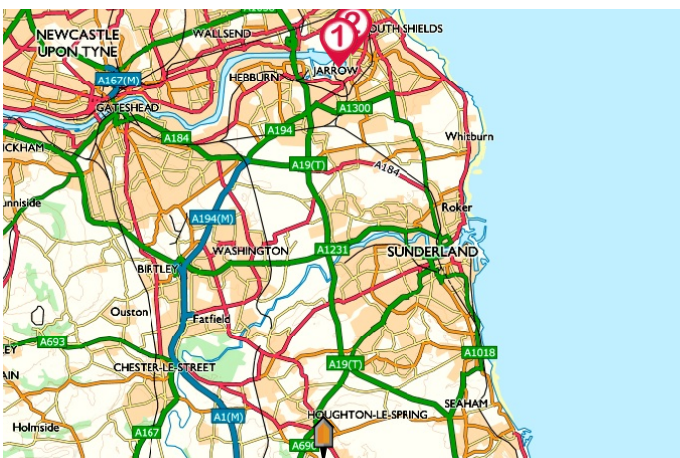
AIRPORTS/HELIPADS

- 1 - Newcastle International Airport | 17.11 miles
- 2 - Durham Tees Valley Airport | 22.49 miles
- 3 - Leeds Bradford International Airport | 67.37 miles
- 4 - Robin Hood Doncaster Sheffield Airport | 95.14 miles



LOCAL CONNECTIONS

- 1 - South Hylton (Tyne and Wear Metro Station) | 4.73 miles
- 2 - Millfield (Tyne and Wear Metro Station) | 5.42 miles
- 3 - University (Tyne and Wear Metro Station) | 5.36 miles



FERRY TERMINALS

- 1 - Newcastle International Ferry Terminal | 10.86 miles
- 2 - South Shields Ferry Terminal | 11.22 miles

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We understand that entering the property market can be a daunting process which is why we are ready to understand your needs and guide you through this journey. Our expert consultants are passionate about what they do and they will keep you informed every step of the way.

Financial Services

Our financial advisors are available to provide advice on mortgages and insurance policies. We have access to a comprehensive range of mortgages across the market, often with access to exclusive deals. All deals are matched to you and your requirements and our advisors will explain the process fully so you understand the process involved.

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Your Move Chris Stonock is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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