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Leeholme, Copt Hill, DH5 8HS
2 Bed - House - End Terrace
O.I.R.O £115,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

Leeholme

Copt Hill, DH5 8HS

No Upper Chain ** Generous End Plot ** Pleasant Position ** Good Potential ** Upvc Double Glazing & GCH Via Combination Boiler ** Front and Rear Gardens ** Potential Off Street Parking ** Ideal First Buy or Family Home **

The floor plan comprises; entrance porch, lounge, kitchen dining room, conservatory to the rear garden. The first floor has two double bedrooms and bathroom/WC.

Houghton-le-Spring is particularly appealing to buyers who prioritise practical day-to-day living, with strong road links, good local amenities, and generally solid schooling options for families. The town is well positioned for commuters, with the A690 running through it and providing direct access between nearby cities, while the A1(M) and A19 are easily reachable for wider travel across the North East. Although there's no train station in the town itself, regular bus services connect to surrounding urban centres, making it most convenient for those who drive but still workable without a car.

In terms of amenities, Houghton-le-Spring is functional rather than high-end but covers most everyday needs. The town centre offers supermarkets, shops, pharmacies, and essential services, while residential areas are typically close to convenience stores, GP surgeries, and leisure facilities. There are also several parks and green spaces nearby, which add to its appeal for families and those who enjoy outdoor activities. Overall, it provides convenience and accessibility rather than a vibrant retail or nightlife scene.

Schools are a relative strength, particularly at primary level, with a good number of well-rated options spread across the area. Secondary schools serving the town are generally considered solid and typical for the region, offering a reasonable standard of education without being standout performers. As with most locations, catchment areas are important, but families will find a good range of accessible schooling options locally.





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Entrance Porch

Lounge

Kitchen dining room

Conservatory

FIRST FLOOR

Bedroom

Bedroom

Bathroom

EXTERNAL

Agents Notes

Council Tax: Sunderland Council, Band A

Tenure: Freehold

EPC Rating - To Follow

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Leeholme

Approximate Gross Internal Area
786 sq ft - 73 sq m



GROUND FLOOR

FIRST FLOOR

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.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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