

# Bowes Lea

Houghton Le Spring DH4 4PR

£179,950

Venture PROPERTIES









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# Bowes Lea

## Houghton Le Spring DH4 4PR




SOLD, SUBJECT TO CONTRACT, SIMILAR PROPERTIES REQUIRED - Nestled in the sought-after residential area of Bowes Lea, Houghton Le Spring, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and modern home. With three well-proportioned bedrooms and a stylishly updated bathroom, this property is designed for both relaxation and practicality.

Upon entering, you are greeted by a welcoming entrance hall featuring solid wood flooring and a spindled staircase that leads to the first floor. The spacious open-plan lounge/dining room is a highlight of the home, boasting a feature marble effect fire surround that houses a living flame fire, creating a warm and inviting atmosphere for family gatherings and entertaining guests. The fitted kitchen is equipped with a built-in hob, oven, and extractor, complemented by a separate utility area for added convenience.

The first floor accommodates three good-sized bedrooms, perfect for family living or accommodating guests. The refitted white bathroom, complete with a WC and shower, offers a fresh and modern space for daily routines.

Additional benefits of this property include gas central heating via radiators and UPVC double glazed windows, ensuring comfort throughout the seasons. The roof has been replaced in recent years also. The exterior features a block-paved driveway that provides parking leading to a single garage, gardens to the front and rear.

The property does still need some updating such as the kitchen but on the whole is an ideal purchase. We encourage you to call early to arrange a viewing and fully appreciate the charm and convenience this home has to offer. Please contact us at 0191 3729898 to secure your appointment.

### ENTRANCE PORCH

### ENTRANCE HALL

### LOUNGE/DINING ROOM
14'8" x 11'6" (11'4" x 8'8") (4.47m x 3.51m (3.45m x 2.64m))

### KITCHEN
11'4" x 7'2" (3.45m x 2.18m)

### UTILITY

### FIRST FLOOR

### BEDROOM 1
12'6" x 9'11" (3.81m x 3.02m)

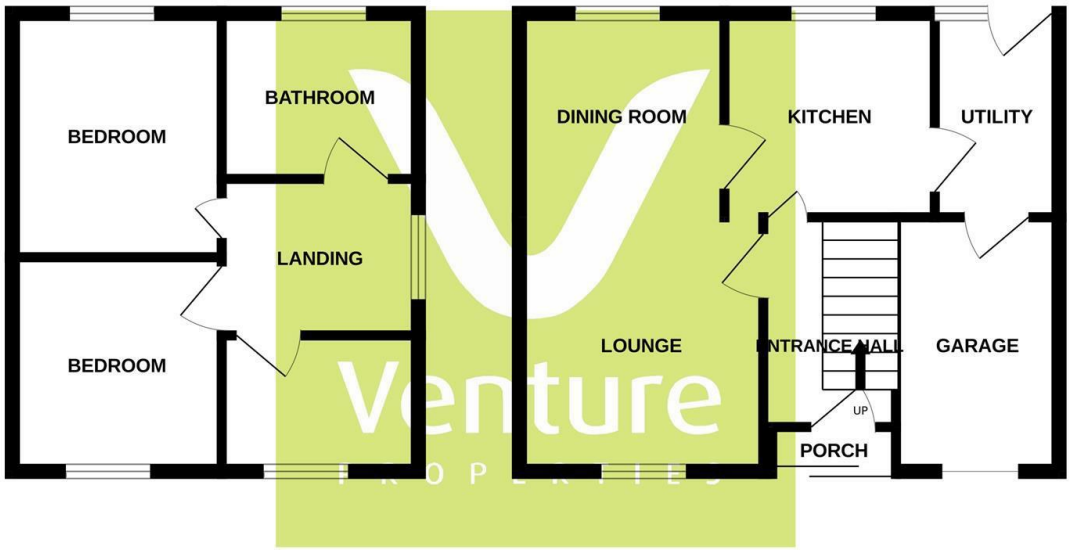
### BEDROOM 2
10'6" x 8'9" (3.20m x 2.67m)

### BEDROOM 3
8'7" x 7'9" (2.62m x 2.36m)

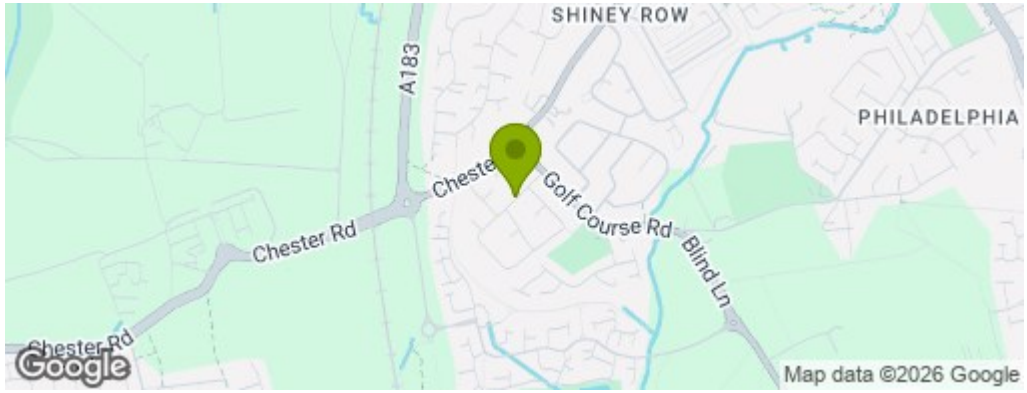
### BATHROOM/WC/SHOWER

### GARAGE

### OUTSIDE




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Property Information

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