



## Gillas Lane West

Houghton Le Spring DH5 8JX

Offers In The Region Of £280,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Gillas Lane West

Houghton Le Spring DH5 8JX



- No chain involved
- EPC RATING - D
- Two reception rooms

- Large plot
- Sought after location
- Good road links for access to Durham and Sunderland via the A690

- Lots of potential
- Three bedrooms
- Close to local amenities

Nestled in the desirable area of Gillas Lane West, Houghton Le Spring, Aldinshaw is a charming detached house which offers a wonderful opportunity for those seeking a property with great potential. The home boasts two spacious reception rooms and three well proportioned bedrooms, perfect for a growing family.

Set on a large plot, this property provides a sense of privacy and room for extension, subject to necessary permissions. While the house is in need of modernisation, it is brimming with possibilities for those with a vision to transform it into their dream home.

The location is particularly appealing, with good road links to both Durham and Sunderland via the A690, making it ideal for commuting. There is also easy access to local amenities including both primary and secondary schools, as well as range of shops and services.

In summary, this individually designed detached house offers a unique opportunity to create a personalised living space in a prime location. With its spacious layout and potential for modernisation, it is a property not to be missed. Viewing is highly recommended for full appreciation.

## GROUND FLOOR

### Hall

Welcoming hallway entered via UPVC double glazed door. With stairs leading to the first floor, radiator and storage cupboard.

### Living Room

19'0" x 10'11" (5.81 x 3.33)

Spacious reception room with a UPVC double glazed bay

window to the front and UPVC double glazed window to the rear, feature fireplace housing a gas fire and two radiators.

### Dining Room

14'8" x 11'11" (4.48 x 3.65)

Further generous reception room with UPVC double glazed bay window to the side, UPVC double glazed window to the front, coving and radiator.

### Kitchen

14'4" x 7'5" (4.37 x 2.27)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in double oven and hob with extractor over, plumbing for a washing machine, dryer space, plumbing for a washing machine and gas central heating boiler. Further features include a UPVC double glazed window to the rear and side and external door to the rear garden. There is also a useful pantry cupboard.

## FIRST FLOOR

### Landing

Having a UPVC double glazed window to the rear and loft hatch.

### Bedroom One

16'0" x 11'0" (4.89 x 3.36)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

### Bedroom Two

12'1" x 9'7" (3.70 x 2.93)

Double bedroom with UPVC double glazed window to the front and side and a radiator.

### Bedroom Three

8'11" x 7'5" (2.73 x 2.27)

Single bedroom with a UPVC double glazed window to the front, a radiator and built in storage cupboard.

### Bathroom

9'7" x 7'5" (2.93 x 2.27)

With a panelled bath having electric shower over, pedestal wash basin, radiator, airing cupboard and UPVC double glazed opaque window to the side.

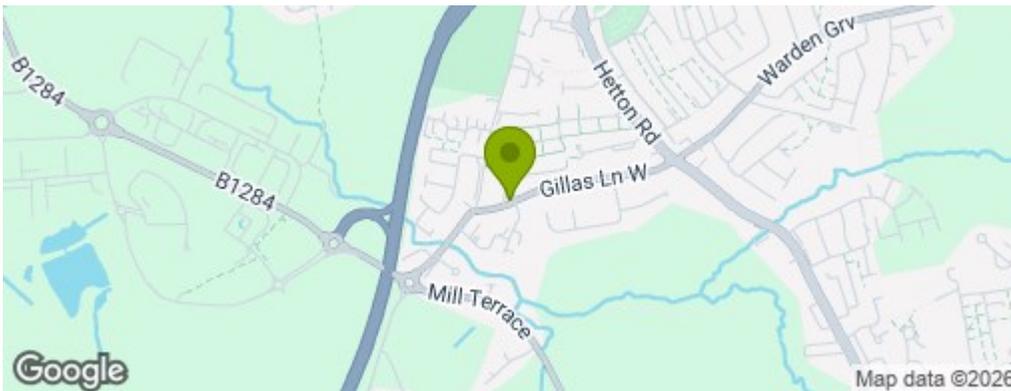
### WC

7'6" x 3'7" (2.31 x 1.10)

Comprising of a WC and UPVC double glazed opaque window to the rear.

## EXTERNAL

The property enjoys a large plot with mature surrounding gardens. Gates provide access to an extensive driveway which leads to a garage.



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 1800 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Sunderland, Band: D Annual price: £2,095 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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