

Newton Drive
Houghton Le Spring
DH4 6RB



Newton Drive

£196,000

INTRODUCTION

IMPRESSIVE 3 DOUBLE BED SEMI - EN SUITE TO FABULOUS MASTER BED - GARAGE & DRIVEWAY - LOVELY LOCATION & VIEWS TO FRONT - QUALITY KEEP MOAT BUILD DEVELOPMENT - GREAT COMMUTER LOCATION - SUNNY ASPECT TO REAR GARDEN - REMAINDER OF NEW BUILD WARRANTY - VERY GOOD VALUE ...

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, radiator. Door leading off to WC, door leading off to dining kitchen.

W C

Tiled flooring, stylish wall panelling, toilet with low level cistern, hand basin with chrome tap, front facing white uPVC double-glazed window with privacy glass.

DINING KITCHEN

Measurements taken at widest points.

Laminate wood-effect flooring, doubler radiator, front facing white uPVC double-glazed window overlooking lovely green views. Stylish fitted kitchen with a range of wall and floor units in a grey finish with wood effect laminate work surfaces, integrated electric oven, 4 ring gas hob and integrated extractor, stainless steel sink with single bowl, single drainer and matching Monobloc tap, integrated dishwasher, integrated washing machine and space for tall fridge/freezer. Lovely open space and has ample space for a dining table and chairs as can be seen in the photographs and some stylish wall panelling finishes the décor quite nicely. Door leads off to lounge.

LOUNGE

Lovely size lounge.

Laminate wood-effect flooring continued from the dining kitchen, under stairs cupboard providing useful additional storage, radiator, white uPVC double-glazed patio doors leading out directly out to the rear patio and providing lovely views over the rear garden. Bespoke built in cupboards and shelving a provide a natural focal point where the current owners have a flat screen TV mounted on the wall.

FIRST FLOOR LANDING

Built in cupboard which provides useful storage, radiator, 3 doors leading off, 2 to bedrooms and 1 to bathroom, door leading onto enclosed area of the landing which has a white uPVC double-glazed window with lovely views and stairs leading to second floor master bedroom. This secluded area of the first floor landing could make a lovely compact home office with pleasant front views for anyone working from home.

BEDROOM 2

Double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BATHROOM

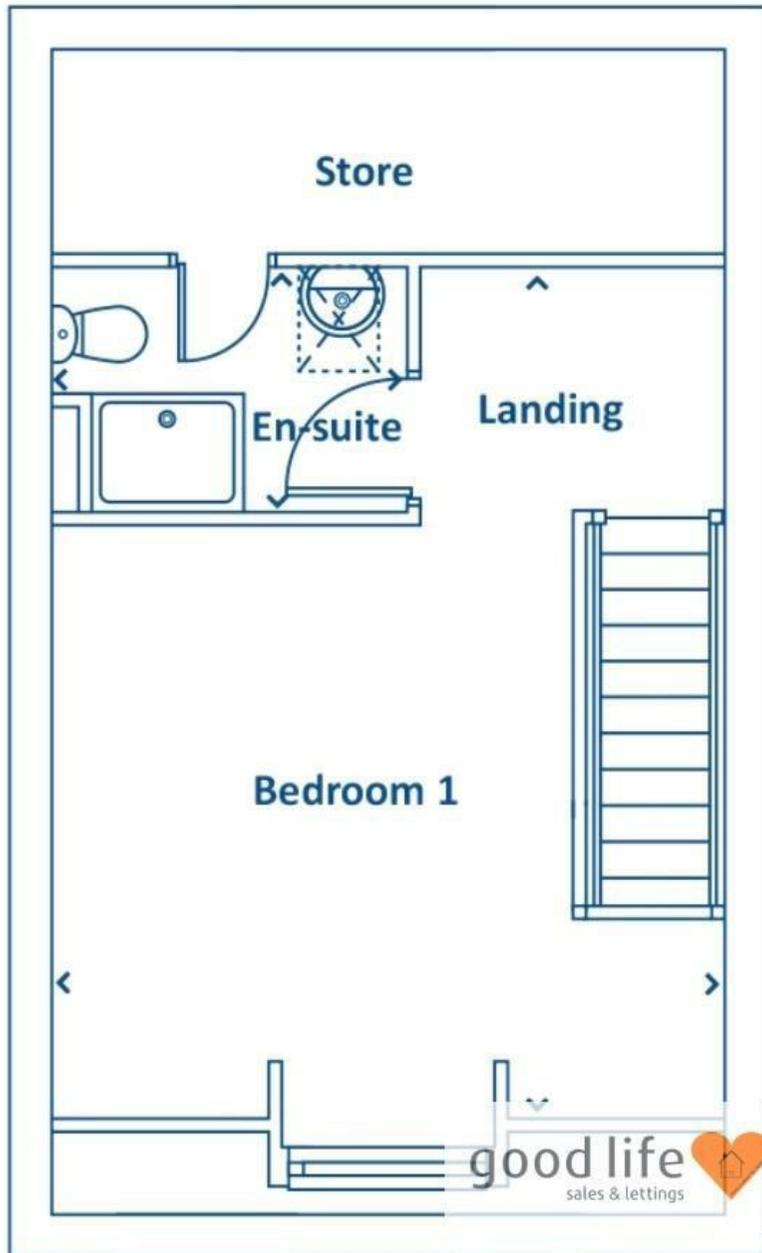
Tiled flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel chrome tap and showerhead attachment. The area around the bath is finished in a mosaic style ceramic tile. Extractor fan.

BEDROOM 3

Also large enough to accommodate a double bed.

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant green views.

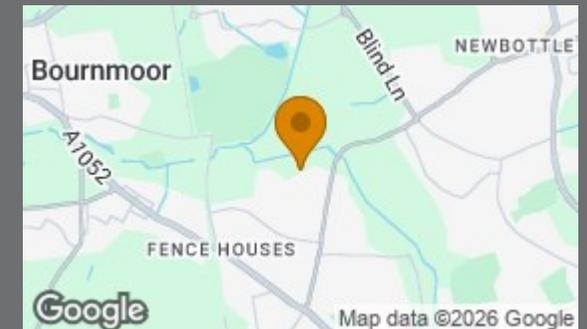




Local Authority

Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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