



South View Terrace, DH4 5NP
2 Bed - Bungalow - Dormer Terrace
£59,000

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* SPACIOUS DORMA COTTAGE BUNGALOW * TWO BEDROOMS * END TERRACE POSITION * POPULAR LOCATION * FRONT GARDEN AND REAR YARD * IDEAL FOR A VARIETY OF BUYERS *

Offered to the market is this spacious two bedroom end terrace dormer cottage bungalow, situated within a convenient and well-established part of Houghton le Spring. The property offers versatile accommodation over two floors and should appeal to a variety of buyers.

The floorplan comprises an entrance lobby, lounge, inner hallway, ground floor bedroom, kitchen with utility area, and bathroom. To the first floor there is a further bedroom, creating a practical and flexible layout.

Externally, the property benefits from a garden positioned to the front across the pathway, while to the rear there is an enclosed yard providing useful outside space.

South View Terrace is situated in Houghton le Spring, an area well placed for access to a range of local shops, supermarkets and everyday amenities, with further facilities available in nearby Sunderland and Durham. The property benefits from excellent road links via the A690, A19 and A1(M), making it ideal for commuters, and there are also local bus routes and green spaces nearby adding to the overall appeal.

Hallway

Lounge

Bedroom

Kitchen

Bathroom

FIRST FLOOR

Bedroom

EXTERNAL

AGENT'S NOTES

Council Tax: Sunderland, Band A

Tenure: Freehold

EPC C

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 – The Vendor is 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.

Probate – N/A

Rights & Easements – None known, please confirm with your legal advisor

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 – loft conversion

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.



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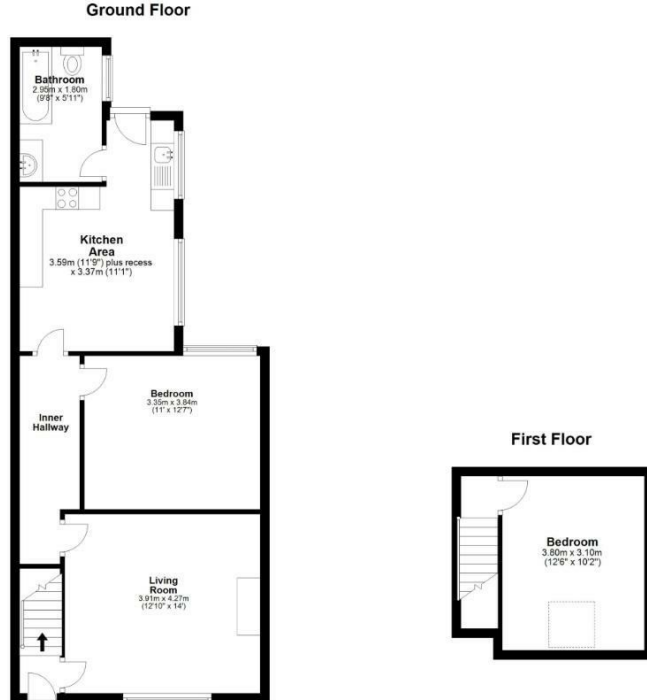
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Strategic Marketing Plan

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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
EU Directive 2002/91/EC	

England & Wales

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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