



**Butterwick Road, DH4 4DE**  
**3 Bed - House - Detached**  
**£234,995**

**ROBINSONS**  
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\* BEAUTIFULLY PRESENTED \* HIGH QUALITY FIXTURES AND FITTINGS \* SPACIOUS LIVING AREAS \* EN SUITE TO MAIN BEDROOM \* LARGE ENCLOSED REAR GARDEN \* DRIVEWAY AND GARAGE \* POPULAR DEVELOPMENT \*

This beautifully presented home offers high quality fixtures and fittings throughout and provides spacious, well-planned accommodation ideal for modern family living. Situated on a pleasant residential development, the property benefits from excellent commuting links and generous outdoor space.

The floorplan comprises an entrance hallway, a spacious lounge, and a large kitchen and dining area with French doors opening onto the rear garden, creating an ideal family and entertaining space. There is also a downstairs WC.

To the first floor are three bedrooms, one of which benefits from an en suite, along with a family bathroom fitted with a white suite.

Externally, the front of the property features a lawned garden, driveway providing off-street parking and access to the garage. To the rear is a large enclosed garden with lawn and patio areas, offering excellent space for outdoor use.

Butterwick Road forms part of a well-regarded residential area of Houghton le Spring, offering convenient access to local shops, schools and leisure facilities. The area is well placed for commuting, with excellent road links via the A690, A19 and A1(M), providing easy access to Sunderland, Durham, Newcastle and surrounding areas. Nearby countryside and walking routes further enhance the appeal, making this an ideal choice for families and professionals alike.

## GROUND FLOOR

**Hallway**

**Lounge**

16'0" x 10'2" (4.9 x 3.1)

**Kitchen / Dining**

17'0" x 13'5" (5.2 x 4.1)

**Downstairs WC**

**Garage**

19'8" x 9'10" (6 x 3)

## FIRST FLOOR

**Landing**

**Bedroom**

11'5" x 10'2" (3.5 x 3.1)

**En-Suite**

7'4" x 3'5" (2.25 x 1.06)

**Bedroom**

10'5" x 8'6" (3.2 x 2.6)

### Bedroom

7'10" x 7'2" (2.4 x 2.2)

### Bathroom

6'5" x 5'10" (1.98 x 1.8)

### AGENT'S NOTES

Council Tax: Sunderland, Band C - Approx. £1,860 p.a

Tenure: Freehold

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.

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.



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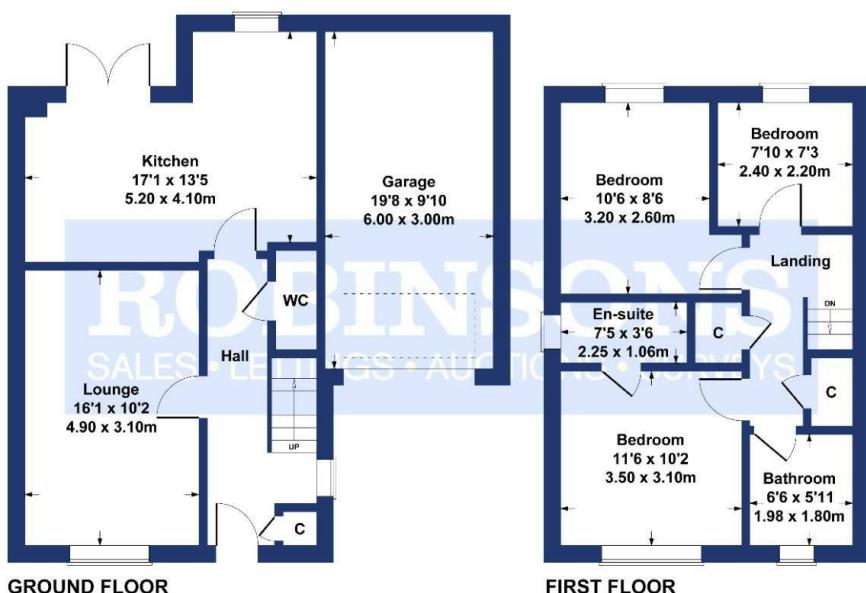
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## Butterwick Road

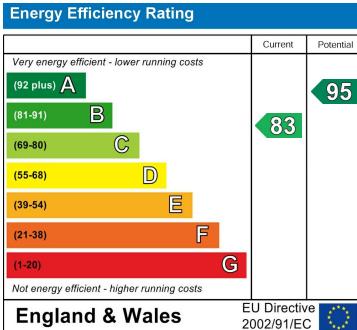
Approximate Gross Internal Area  
1119 sq ft - 104 sq m



### 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. 2025



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