

Ravensworth Park

Elba Park, Houghton Le Spring DH4 6GU

£160,000

Venture PROPERTIES









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 firms employment has the authority to make or give any representation or warranty in respect of the property.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ravensworth Park

Elba Park, Houghton Le Spring DH4 6GU



- Two bedroomed end link home
- EPC RATING - B
- Good size garden
- Triple Glazing
- Lounge with doors to garden
- Single garage
- Solar panels
- Master bedroom with fitted wardrobes
- Double driveway

Nestled in the desirable Ravensworth Park area of Elba Park, Houghton Le Spring, this nearly new terraced house presents an excellent opportunity for first-time buyers. This modern two-bedroom end link home boasts a charming façade and is designed for contemporary living.

Upon entering, you are welcomed by a bright entrance hall that leads to a spacious lounge, featuring UPVC double glazed French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. The fitted kitchen is equipped with a built-in hob, oven, and extractor, making it a delightful space for culinary pursuits. Additionally, a convenient ground floor WC enhances the practicality of the layout. The first floor comprises two generously sized double bedrooms, with the main bedroom benefiting from fitted wardrobes, providing ample storage. A well-appointed white bathroom, complete with a WC and shower, serves the upper level. This property is further enhanced by UPVC triple glazed windows, gas central heating via radiators and solar panels that contribute to energy efficiency through a feedback scheme. Outside you will find a single garage accompanied by a double length driveway, offering parking for two vehicles.

With its modern features and ideal location, this home is perfect for those looking to step onto the property ladder. Early viewing is essential to fully appreciate what this delightful home has to offer. To arrange a viewing, please call 0191 3729898.

GROUND FLOOR

Entrance Hall
Welcoming entrance hallway with stairs leading to the first floor and storage cupboard.

Ground Floor WC
Comprising of a WC and wash basin.

Kitchen
8'5" x 7'4" (2.59 x 2.24)
Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit, a built in stainless steel oven and hob with extractor over, fridge/freezer space, unit housed gas central heating boiler and window.

Lounge
15'10" x 12'2" (4.83 x 3.73)
Spacious reception room with french doors opening to the rear garden.

FIRST FLOOR

Bedroom One
13'8" x 9'3" (4.19 x 2.82)
Generous double bedroom with two windows, radiator and fitted wardrobes.

Bedroom Two
15'8" x 9'1" (4.80 x 2.79)
Further double bedroom with two windows and a radiator.

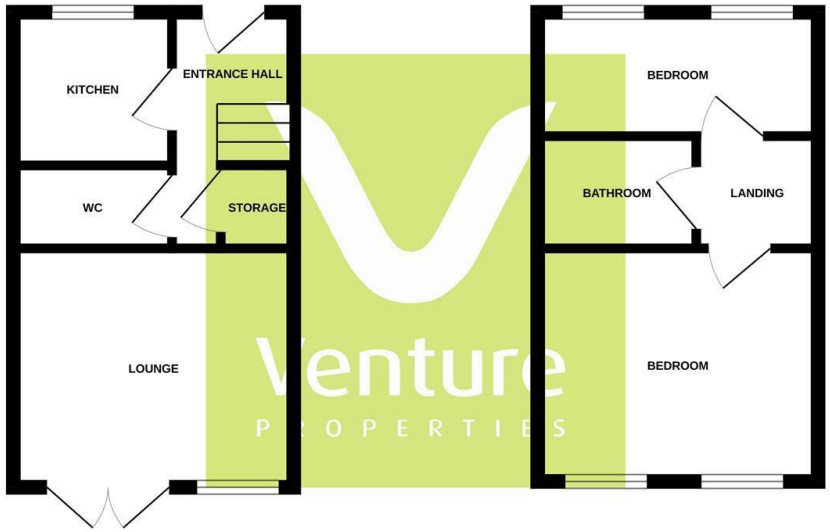
Bathroom/WC
Fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash basin and WC.

EXTERNAL
To the rear of the property is an enclosed garden with lawn and two patio areas.

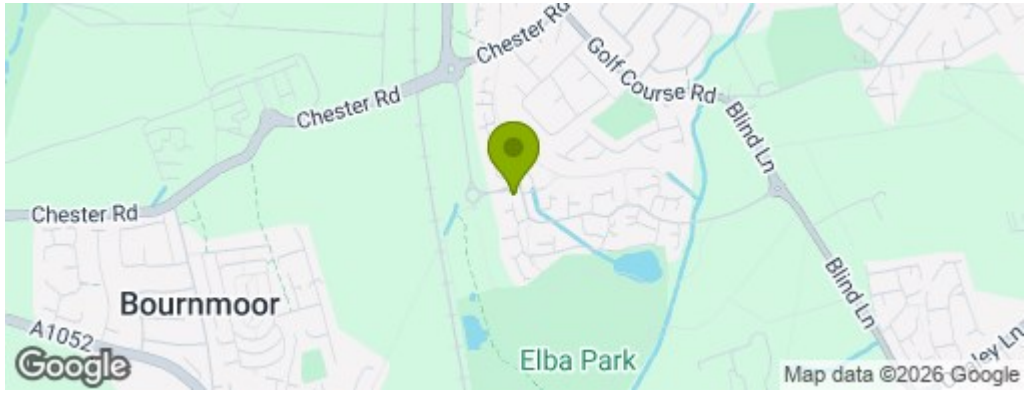
Garage
Accessed to the rear of the property with a double length driveway.

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2026



Property Information

Tenure: Freehold Gas and Electricity: Mains Sewerage and water: Mains Broadband: Check via OFCOM website. Mobile Signal/coverage: We recommend contacting your service provider for further information. Council Tax: Sunderland Council, Band: C Annual price: £1952.22 (Maximum 2026) Energy Performance Certificate Grade B 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 The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com