



South View Terrace, Colliery Row, DH4 5NP
2 Bed - Bungalow - Terrace
£70,000

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South View Terrace

Colliery Row, DH4 5NP

* VERY WELL PRESENTED * MUCH IMPROVED * MODERN KITCHEN AND SHOWER ROOM * CONVENIENT FOR COMMUTING * LOW MAINTENANCE, PRIVATE GARDEN *

This very well presented and much improved bungalow offers comfortable and practical accommodation, making it ideal for a variety of buyers. The property has been updated to include a modern kitchen and shower room, and enjoys a convenient position with good access to commuting links.

The floorplan comprises an entrance hallway, a well-sized bedroom, a spacious and inviting lounge, a fitted kitchen with space for a breakfast table, rear hallway, additional bedrooms, and a modern shower room/WC. The layout provides a good balance of living and sleeping space.

Externally, to the front there is an enclosed low maintenance garden laid with artificial grass, offering a good degree of privacy and a pleasant outdoor space. To the rear there is an enclosed yard.

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

Bedroom

11'9" x 11'5" (3.6 x 3.5)

Lounge

15'1" x 12'1" (4.6 x 3.7)

Kitchen

11'9" x 9'2" (3.6 x 2.8)

Rear Hallway

Bedroom

8'2" x 6'6" (2.5 x 2)

Shower / WC

9'2" x 5'2" (2.8 x 1.6)

AGENT'S NOTES

Council Tax: Sunderland, Band A

Tenure: Freehold

EPC -

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.

Selective licencing area – no

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 – extended

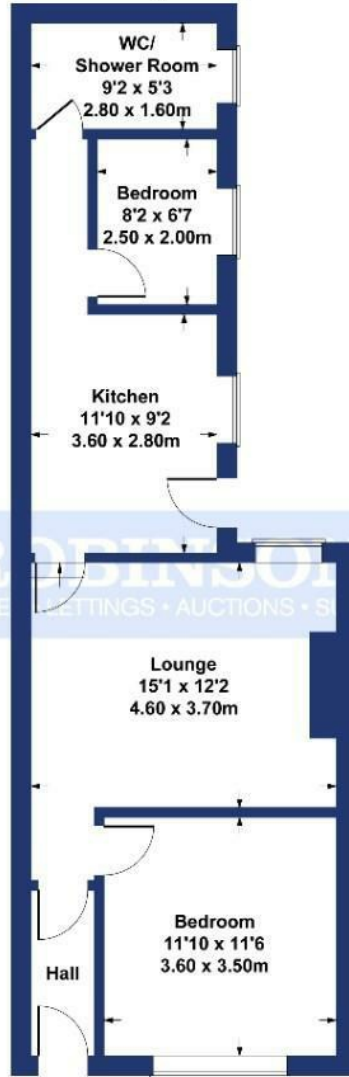
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

South View Terrace

Approximate Gross Internal Area
614 sq ft - 57 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. 2026

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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