



Houghton Le Spring DH4 6SH

Offers In The Region Of £325,000





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.



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Houghton Le Spring DH4 6SH



- No chain involved
- EPC RATING - E
- 32ft reception room

- Very spacious throughout
- Lots of potential
- Extensive driveway and double garage

- Large plot
- Three generous double bedrooms
- Commuting links via the A690

Available with the benefit of no onward chain, this impressive detached bungalow occupies a large plot on the outskirts of the village of West Rainton village. The Conifers offers lots of potential with generously proportioned accommodation in need of some modernisation, providing lots of potential.

The generously proportioned accommodation comprises of a useful entrance porch leading in to the welcoming hallway with large cloaks cupboard and WC. Double doors lead in to the impressive 32ft open plan living and dining room with feature fireplace. The kitchen has space for a table and leads through in to a conservatory. There are three spacious double bedrooms, two having fitted wardrobes, all sharing the family bathroom. Externally there is an extensive driveway which in turns leads to a double garage, whilst to the rear and side are enclosed gardens which enjoy a good degree of privacy.

West Rainton offers a range of local amenities and is surrounded by open countryside, yet has excellent access to both Durham City and Sunderland via the A690.

Entrance Porch

Entered via UPVC double glazed door. With two side windows and an internal door to the hallway.

Hallway

Having a cloaks cupboard, airing cupboard, radiator and access to the loft.

WC

5'7" x 3'8" (1.72 x 1.12)

Comprising of a WC, hand wash basin and double glazed opaque window to side.

Open Plan Living and Dining Room

32'1" x 14'10" (9.78 x 4.54)

A large open plan reception room with a UPVC double glazed window to the front, patio doors opening to the rear garden, a feature fireplace and two radiators.

Kitchen and Breakfast Room

13'8" x 12'5" (4.17 x 3.80)

Fitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over. Having a window and door to the conservatory, a radiator and oil fired central heating boiler.

Conservatory

16'1" x 12'4" (4.91 x 3.78)

With double glazed windows, radiator and patio doors to the garden.

Bedroom One

14'0" x 12'0" (4.28 x 3.66)

Generous double bedroom with a UPVC double glazed window to the front, wardrobes and radiator.

Bedroom Two

14'0" x 12'0" (4.28 x 3.66)

Generous double bedroom with a UPVC double glazed window to the front, wardrobes and radiator.

Bedroom Three

13'8" x 13'0" (4.18 x 3.98)

Further spacious double bedroom, previously used as a further reception room. With patio doors opening to the rear garden and a radiator.

Bathroom/WC

8'9" x 8'6" (2.67 x 2.60)

Fitted with a panelled bath, cubicle with electric shower, pedestal wash basin and WC. Having tiled walls, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

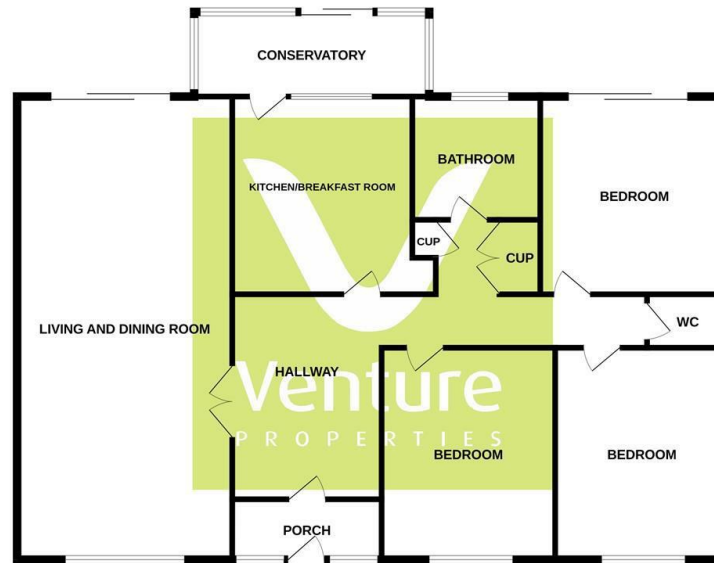
The property enjoys a generous plot with lawned garden and driveway to the front, providing parking for up to four vehicles. At the rear is an enclosed garden with a good degree of privacy. Having lawns and well stocked borders.

DOUBLE GARAGE

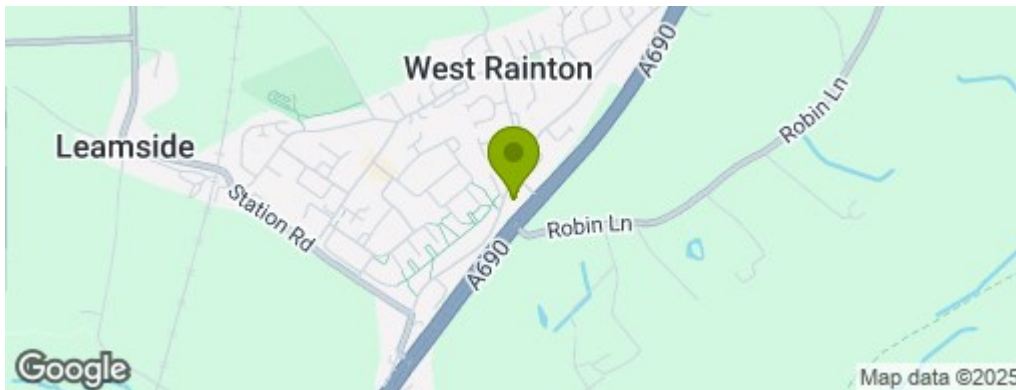
18'8" x 16'0" (5.69 x 4.90)

Detached double garage with up and over door, power and lighting, two windows and a door to the garden.

GROUND 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.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 1800 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £3118 (Maximum 2025)

Energy Performance Certificate Grade E

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

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