Hazel Terrace, Houghton Le Spring, DH4 5JX
3 Bed - House - Semi-Detached
£194,995

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Hazel Terrace
Houghton Le Spring, DH4 5JX

* CUL DE SAC POSITION * LARGE ENCLOSED REAR GARDEN * SPACIOUS LIVING ACCOMMODATION * EN SUITE TO MAIN BEDROOM * LARGE KITCHEN DINER * DRIVEWAY AND GARAGE * DOWNSTAIRS WC * POPULAR DEVELOPMENT *

Occupying a pleasant cul de sac position within a popular modern development is this well-presented three bedroom family home. Offering spacious and well-planned accommodation, good quality fixtures and fittings and a particularly generous rear garden, the property should appeal to a variety of buyers including families and professionals.

The floorplan comprises an entrance hallway, spacious and inviting lounge and a large kitchen diner providing an excellent space for modern family living and entertaining. French doors open directly from the dining area onto the rear garden, while a useful downstairs WC completes the ground floor accommodation.

To the first floor there are three good sized bedrooms, with the main bedroom benefitting from en suite facilities, together with a family bathroom fitted with a white suite.

Externally, there is a lawned garden to the front together with a driveway providing off-street parking and access to the garage. A particular feature is the large enclosed rear garden, incorporating both lawn and patio areas and providing an excellent outdoor space for families, entertaining and relaxing.

Hazel Terrace is situated within a popular residential area of Houghton le Spring, conveniently placed for a range of local shops, schools and everyday amenities. The location is particularly well suited to commuters, with excellent road connections via the A690, A19 and wider regional network providing convenient access towards Durham, Sunderland, Newcastle and surrounding areas. Nearby countryside, parks and walking routes further enhance the appeal of the location.

WEEKLY PLANNER

Entrance Hallway

Lounge

Kitchen/ Diner

Downstairs WC

FIRST FLOOR

Bedroom

EnSuite

Bedroom

Bedroom

Bathroom

EXTERNAL

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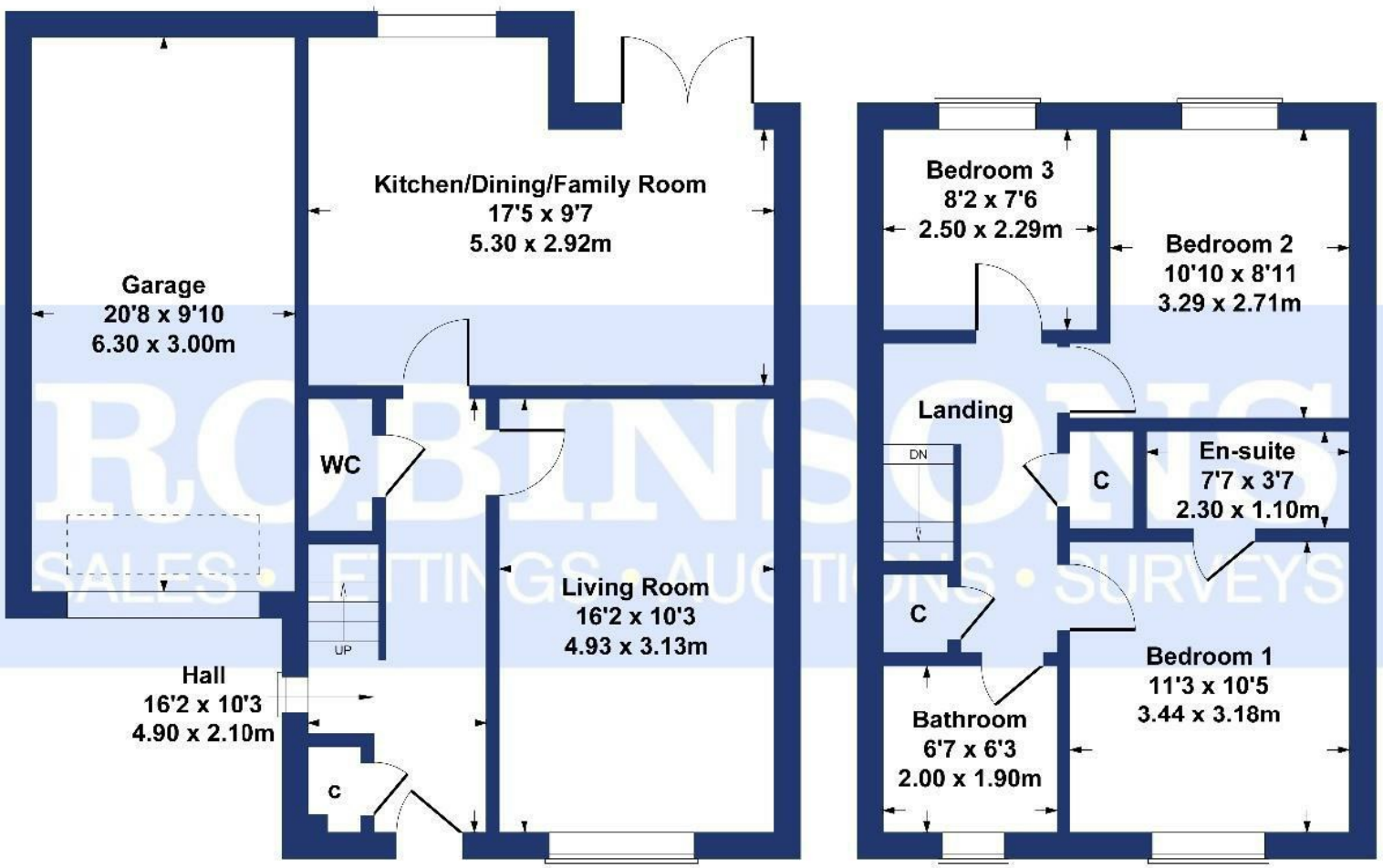
AGENT'S NOTES

Council Tax: Sunderland Council, Band C
Tenure: Freehold
EPC - C

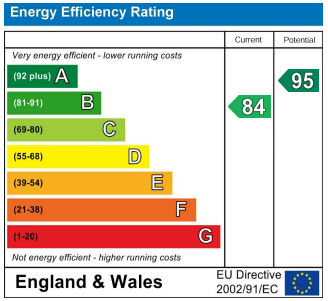
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated 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 recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Probate – Not applicable.
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Hazel Terrace

Approximate Gross Internal Area
1163 sq ft - 108 sq m



GROUND FLOOR **FIRST FLOOR**



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

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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