



# 1 ESTATE HOUSES

Bournmoor, Houghton Le Spring, DH4 6HB



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Situated on the Lambton Estate on the outskirts of Bournmoor Village, this well-presented end-terrace house offers spacious accommodation comprising two reception rooms, a kitchen, utility area, three bedrooms and a family bathroom. Externally there is a rear yard, small garden and parking to the side of the property.

Bournmoor benefits from a strong community spirit and local amenities including a primary school, church and cricket club.

Chester-le-Street 2.2 miles

Sunderland 7.4 miles

Durham 9.3 miles

Newcastle Upon Tyne 12.7 miles

(all distances are approximate)

Excellent road links to the A1 and A19 providing access to Durham, Sunderland and Newcastle-Upon-Tyne. Direct train services from Chester-le-Street and Durham to London Kings Cross, Manchester and Edinburgh.



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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

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GSCGRAYS.CO.UK

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### Terms and Conditions

The property shall be let unfurnished by way of an Assured Periodic Tenancy at a rental figure of £750 per calendar month, payable in advance by standing order. In addition, a deposit of £865 shall also be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. Once your holding deposit has been received, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you reasonably delay in responding to any reasonable request made by our firm, and it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any checks which the Landlord is required to undertake under the Immigration Act 2014, then again, your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be returned within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The Landlord's agent will take references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Smoking & Pets

Requests for pets will be reasonably considered. Smoking is prohibited inside the property.

### Insurance

Tenants are responsible for insuring their own contents.

### Viewings

Viewings are strictly by appointment only by an agent of GSC Grays, telephone 0191 303 6370, email: [anm@gscgrays.co.uk](mailto:anm@gscgrays.co.uk)

### Particulars

Particulars were written in May 2026. Pictures were taken in May 2026.


### Local Authority and Council Tax

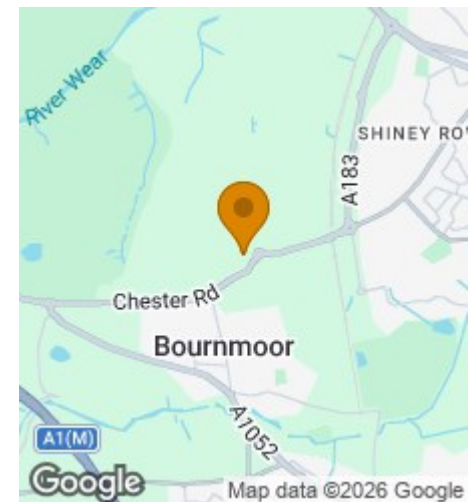
The council is Durham County Council.  
For Council Tax purposes the property is Band A.

### Services and Other Information

The property is served by gas mains heating, with mains electricity, mains water supply and mains sewage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.