



Location location location...

This beautifully presented three-bedroom semi-detached home offers modern living in a highly desirable location. The property is bright, stylish and immaculately decorated throughout allowing any buyer to move straight in and enjoy. The property features a modern kitchen finished to a high standard providing a practical and attractive space for everyday living and entertaining. Upstairs, there are three good-sized bedrooms, each filled with natural light creating comfortable and welcoming spaces for family living. The home is further complemented by a beautiful family bathroom finished with a modern and tasteful design.

Externally, the property benefits from a private driveway providing off-street parking and a generous south facing rear garden perfect for relaxing, entertaining or family use.

Situated in a fantastic location close to local amenities, schools and transport links this home is ideal for families, first-time buyers, or professionals.

A truly impressive home and a must-see property to be fully appreciated.

Glanville Drive

Houghton Le Spring, DH4

Asking Price:

£170,000

EPC Rating: B



Entrance Hall:

Double glazed entry door, radiator with cover, staircase to first floor

Reception:

14'9" x 12'2" (4.5m x 3.7m)

Built in cupboard, radiator, Double glazed window

Ground Floor Cloaks:

2'10" x 5'8" (0.86m x 1.73m)

Radiator, low level w/c, wash hand basin, double glazed window, vinyl flooring

Kitchen/Diner:

15'1" x 9'2" (4.6m x 2.8m)

Double glazed window, range of wall and base units, with contemporary oak work tops, and upsills, gas hob, oven, fridge, washer, extractor, stainless steel sink unit, gas boiler, French doors, laminate flooring, radiator



Master Bedroom:

9'6" x 12'2" (2.9m x 3.7m)

Built in cupboards, double glazed window, radiator.

En- suite:

5'6" x 6'4" (1.68m x 1.93m)

Double glazed shower cubicle, mains fed shower, low level w/c, vinyl flooring and radiator.

Bedroom Two:

7'7" x 9'2" (2.3m x 2.8m)

Double glazed window and radiator.

Bedroom Three:

7'7" x 5'7" (2.3m x 1.7m)

Double glazed window and radiator.



For additional information and full photo gallery please visit www.hegartysestateagents.co.uk



**Family Bathroom:
5'10" x 6' (1.78m x 1.83m)**

Three piece white suite, consisting of bath, low level w/c, wash hand basin, tiled walls and floor, double glazed window and radiator.

Exterior:

Single drive, rear fence enclosed south facing garden , patio and shed.

Council Tax: B, Sunderland

EPC: B

Tenure: Freehold

Parking: Driveway

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

WATER METER- Yes

PARKING ARRANGEMENTS: Driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here>

https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%207C%20Broadband%207C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:

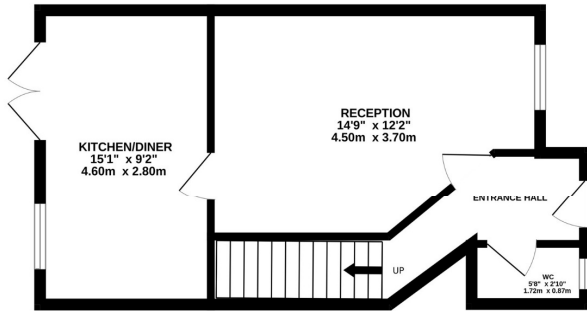
To arrange an appointment to view this property, please contact us on 01915124940.

hours are :

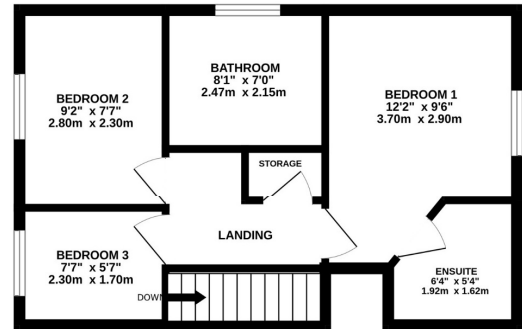
Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.
 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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