



3 Bedrooms

Occupying an impressive corner plot within the highly desirable village of Newbottle, this spacious three-bedroom semi-detached home offers generous living accommodation, extensive gardens and outstanding potential making it an ideal purchase for families seeking both indoor and outdoor space.

The property enjoys a substantial plot with large gardens to the front, side and rear providing endless possibilities for outdoor entertaining, children's play and gardening enthusiasts.

Internally, the home offers bright and well-proportioned accommodation throughout. To the ground floor are two spacious reception rooms, perfect for both relaxing and entertaining together with a fitted kitchen which leads to a useful outhouse/storage room providing excellent additional storage.

To the first floor are three generous bedrooms and a well-appointed family bathroom with each room offering comfortable proportions ideal for modern family living.

Situated in the ever-popular village of Newbottle, the property is conveniently located close to reputable schools, local shops, excellent transport links and a wide range of everyday amenities while still enjoying the charm and community feel the village has to offer.

The property also benefits from recently installed double-glazed windows and a full electrical rewire offering buyers added peace of mind and reducing the need for immediate expenditure.

Offering spacious accommodation, an exceptional plot and fantastic potential this wonderful family home presents a rare opportunity in a highly sought-after location.

Early viewing is highly recommended to fully appreciate the size of both the property and its impressive gardens.

Offers in the region

£140,000

EPC Rating: D

The Leas

Newbottle, Houghton le Spring, DH4



Reception:

12' x 12'8" (3.66m x 3.86m)

Carpeted Flooring, 2no UPVC Windows, Radiators

Dining Room:

10'9" x 7'10" (3.28m x 2.4m)

Carpeted Flooring, UPVC Window, Radiator

Kitchen:

9'10" x 11'11" (3m x 3.63m)

Tiled Flooring, UPVC Window, UPVC Door, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor Fan, Radiator



Master Bedroom:

11'11" x 14'3" (3.63m x 4.34m)

Carpeted Flooring, 2no UPVC Window, Radiator

Bedroom Two:

12'6" x 13'6" (3.8m x 4.11m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:

9'7" x 9'10" (2.92m x 3m)

Carpeted Flooring, UPVC Window, Radiator



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Bathroom:

6'1" x 8'4" (1.85m x 2.54m)

Vinyl Flooring, Cladded Walls, UPVC Window, W/C, Washbasin with Mixer Tap, Panelled Bath with Overhead Shower, Shower Screen, Towel Radiator

Tenure: Freehold

EPC: D

Council Tax Band: A, Sunderland

Parking: Driveway

Disclaimer:

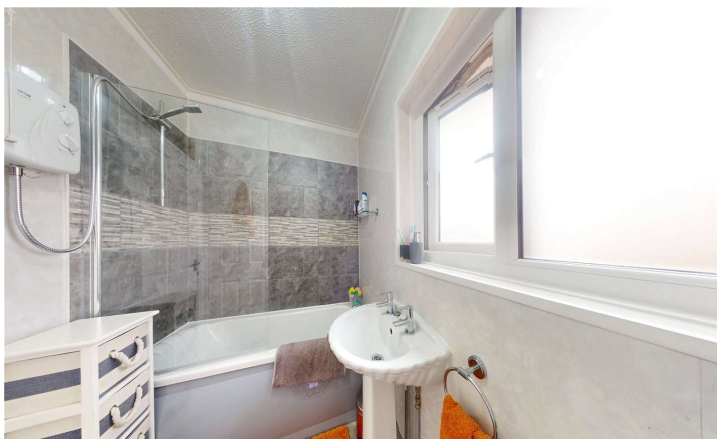
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Viewing Arrangements:

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.





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