



### 3 bed semi-detached house to buy in DH4

Black Cherry Close, Chilton Moor,  
Houghton Le Spring, Tyne and Wear, DH4  
6TE

**£180,000**

🏠 x3 🚗 x2 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Semi-Detached Family Home
- ✓ Three Bedrooms
- ✓ Principal Bedroom With En-suite
- ✓ Driveway & Garage
- ✓ EPC Rating B

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Air Source Heat Pump

## Description

For sale, this charming semi-detached house is situated in the sought-after area of Chilton Moor, Houghton Le Spring. With a welcoming, homely atmosphere, this property offers an exceptional home environment replete with all the amenities and high-end features.

This property comprises three ample bedrooms and two bathrooms, perfect for a growing family or professionals who value their personal space. Each bathroom is designed to ensure the utmost comfort, equipped with high-quality fixtures for a truly relaxing retreat from the hustle and bustle.

The property also boasts a generous reception room. Flooded with natural light, it's an excellent area for relaxation, casual entertainment, or intimate family gatherings. This space invites you to cosy up after a long day and makes for a warm, inviting atmosphere that you're sure to adore.

This semi-detached home is everything you've been seeking in your next residence, providing not only a perfect place for daily living but also great potential for personalization. It's an ideal canvass which you can artistically transform into your dream refuge.

Located in Chilton Moor, the property enjoys easy access to an array of local amenities such as shops, restaurants, parks, and excellent schools. This location combines the tranquillity of a quiet, safe, residential neighbourhood with the convenience of having all you need on your doorstep.

Don't miss out on this fantastic opportunity to own a home in one of Houghton Le Spring's most desirable areas.

Contact Pattinson Estate Agents now to schedule your viewing and experience firsthand what this lovely home has to offer.

Council Tax Band: C

Tenure: Freehold

Price: £180,000

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated

Heating: Air Source Heat Pump

## Entrance/Porch

Property entrance leading to the porch, which gives access to the lounge.

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## Lounge

4.92m x 3.14m (16'1" x 10'3")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect window.



## Kitchen/Dining Room

2.33m x 5.72m (7'7" x 18'9")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless sink unit, an integrated oven with a gas hob, plumbing for a washing machine and dishwasher. Vinyl flooring to the kitchen, carpet to the dining area, a radiator, double glazed rear aspect window and French doors leading to the rear garden.



## Ground Floor W.C

0.91m x 1.70m (2'11" x 5'6")

Convenient downstairs W.C, hand wash basin, vinyl flooring and a radiator.



## Bedroom One

2.95m x 4.23m (9'8" x 13'10")

Double bedroom with an en-suite, carpet flooring, a radiator and two double glazed windows.



## En-suite

2.09m x 1.48m (6'10" x 4'10")

A convenient en-suite with a walk-in shower, a hand wash basin and W.C. Vinyl flooring, tiled splash back, a radiator and a double glazed window.



## Bedroom Two

3.48m x 2.66m (11'5" x 8'8")

Double bedroom with carpet flooring, a radiator and a double glazed window.



## Bedroom Three

2.42m x 3.00m (7'11" x 9'10")

Double bedroom with carpet flooring, a radiator and a double glazed window.



## Bathroom

1.70m x 2.68m (5'6" x 8'9")

Three piece bathroom benefiting from a paneled bath with an overhead shower, a hand wash basin and W.C. Vinyl flooring, tiled splash back, a radiator and a double glazed window.



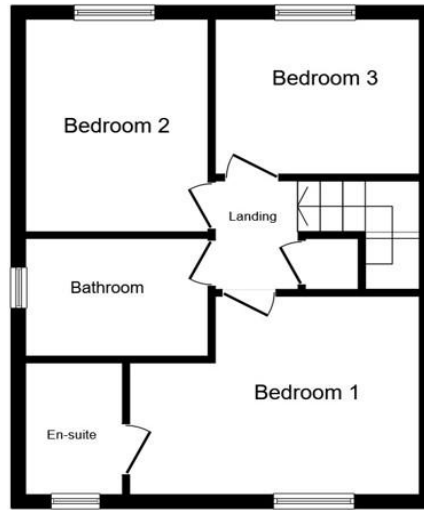
## External

Externally to the front there is an open lawn with a driveway leading to the garage. To there rear lies a fully enclosed garden.






**Ground Floor**  
Floor area 36.3 sq.m. (390 sq.ft.)



**First Floor**  
Floor area 42.9 sq.m. (462 sq.ft.)

Total floor area: 79.2 sq.m. (852 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         | 94  |
| (81-91) <b>B</b>                                   | 82      |   |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Black Cherry Close, Chilton Moor, Houghton Le Spring, Tyne and Wear, DH4 6TE

Contact your local branch today for more information on this property:

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