



## 4 bed bungalow to buy in DH4

Black Boy Road, Chilton Moor, Houghton  
Le Spring, Tyne and Wear, DH4 6LY

# £460,000

 x4  x3  x3

Tenure

**Freehold**

## Property features

- ✓ Sought After Chilton Moor
- ✓ Detached Bungalow
- ✓ Four Bedrooms
- ✓ Multi Car Driveway With Two
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

**\*\*RARE TO THE MARKET\*\*DETACHED BUNGALOW\*\*FOUR BEDROOMS\*\*SOUGHT AFTER LOCATION\*\*MULTIPLE CAR DRIVEWAY AND TWO GARAGES\*\*EXTENSIVE GARDENS\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive four bed detached bungalow, located in highly a desirable area of Chilton Moor. This unique family home is positioned on a large plot and is situated within close proximity to local shops and other amenities, popular local schools, great public transport links and fantastic for commuting to Durham, Sunderland And Newcastle.

This spacious and well presented property briefly consists of:- entrance/porch leading to a bright and airy hallway, lounge with two sets of French doors leading to the rear gardens, dining room, a modern kitchen/breakfast area, principal bedroom with en-suite, a further two double bedrooms, three piece bathroom. To the first floor lies the fourth double bedroom and another three piece bathroom, externally there are extensive landscaped gardens to each side of the property, a multi car driveway and two garages, both with electrical doors.

Early viewings come highly recommended to appreciate this rare opportunity of the location and size of this stunning family home, Please contact our Houghton branch to arrange a viewing.

Council Tax Band: F

Tenure: Freehold

Price: £460,000

Property Type: Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Porch

1.48m x 1.52m (4'10" x 4'11")

Property entrance leading to the porch, which has tiled flooring,

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## Hallway

Bright and airy hallway, which benefits from tiled flooring, two radiators and a double glazed front bay aspect window. The hallway gives access to multiple rooms and the first floor staircase.



## Lounge

6.75m x 6.01m (22'1" x 19'8")

Spacious lounge with carpet flooring, feature fireplace, two radiators, a front aspect double glazed bow window and two sets of French doors leading to the rear garden.



## Dining Room

6.00m x 4.28m (19'8" x 14'0")

Separate dining room with carpet flooring, feature fireplace, two radiators and a double glazed rear aspect window.



## Kitchen/Breakfasting Area

7.31m x 3.45m (23'11" x 11'3")

Modern kitchen/breakfast area benefiting from a range of upper and lower units with contrasting surfaces and matching up-stands. This area also has the additional bonus of a Belfast sink, integrated dishwasher, fridge/freezer, dual oven and a ceramic hob. Laminate effect tiled flooring, a radiator, three double glazed bow windows and an external door leading to the garage. To the rear of the kitchen there is a generous breakfast area, that has ample space for a table and chairs.



## Bedroom One

4.94m x 4.34m (16'2" x 14'2")

Double bedroom with en-suite, fitted wardrobes, carpet flooring, double glazed rear aspect window and an external door leading to rear veranda.



## En-suite

1.61m x 2.86m (5'3" x 9'4")

Convenient en-suite with a walk-in shower, W.C hand wash basin and a vanity cupboard. Tiled flooring, UPVC cladded walls and a heated towel rail.



## Bedroom Two

4.12m x 4.00m (13'6" x 13'1")

Double bedroom located on the first floor with carpet flooring, fitted wardrobes, radiator and a double glazed window.



## Bedroom Three

3.76m x 4.46m (12'4" x 14'7")

Double bedroom currently used as a library, which has carpet flooring, fitted shelves, feature electrical fireplace, radiator and French doors leading to the rear veranda.



## Bedroom Four

4.28m x 3.00m (14'0" x 9'10")

Double bedroom with carpet flooring, storage cupboard, radiator and two double glazed front aspect window.



## Bathroom

3.88m x 2.34m (12'8" x 7'8")

Three piece bathroom benefiting from free standing oval bath tub with a shower mixer, W.C and hand wash basin with a vanity cupboard. Laminate flooring, UPVC cladded walls, radiator and a double glazed front aspect window.



## Second Bathroom

2.66m x 1.06m (8'8" x 3'5")

Second bathroom located on the first floor benefiting from a walk-in shower, W.C hand wash basin and a vanity cupboard. Laminate flooring, UPVC cladded walls, heated towel rail and a double glazed window.



## External

4.94m x 2.91m (16'2" x 9'6")

Externally this home occupies a large plot with extensive gardens to each side of the property includes a veranda, patio areas, a green house, lawns and borders stocked with mature bushes/trees and flowers. A gated entrance leading to a multiple car driveway and two garages. Garage one (20'11 x 14'2) has an electric up and over door, plumbing for a washing machine and two windows, garage two (16'2 x 9'6) also has an electric up and over door.





Total floor area 278.6 m<sup>2</sup> (2,999 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(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	

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

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