



1 Woodburn Close
Bournmoor
Houghton Le Spring
DH4 6DH

£244,950
Freehold

Three Double Bedrooms
Detached Bungalow
Gas Central Heating
Double Glazing
Spacious Lounge
Fitted Kitchen & Utility Room
Gardens & Garage
Viewing Advised





Safe and Secure are happy to offer to the market this Detached Bungalow situated in Woodburn Close, Bournmoor, Houghton Le Spring. The impressive home benefits from a wonderful lounge, diner and modernized family kitchen with breakfast bar. There are also three double bedrooms, master with ensuite. Viewings are highly advised to appreciate the standard of accommodation available.

ENTRANCE DOOR TO

HALLWAY

Radiator, laminate flooring.

LOUNGE/DINER

21' 0" x 10' 10" (6.41m x 3.32m) Radiator, spotlights to ceiling, French doors to garden.

KITCHEN

8' 11" x 11' 3" (2.73m x 3.45m) Range of fitted high gloss base and wall units with contrasting work surfaces incorporating an electric eye level double oven and five burner gas hob with overhead extractor and tiled splash back, sink and drainer with mixer tap, breakfast bar, laminate flooring, pan drawer, wine rack, coving to ceiling, radiator, door to rear.

UTILITY

8' 11" x 5' 8" (2.72m x 1.74m) Range of fitted wall units with contrasting work surface incorporating a space for a fridge freezer, and washing machine, door to garage.

MASTER BEDROOM

18' 9" x 12' 5" (5.73m x 3.81m) Double glazed window, radiator, fitted wardrobes.

ENSUITE

White suite with chrome effect fittings comprising: Low level w.c, pedestal wash basin, shower unit, heated towel rail.

BEDROOM 2

14' 4" x 9' 11" (4.37m x 3.04m) Double glazed window, radiator.

BEDROOM 3

11' 3" x 10' 11" (3.45m x 3.35m) Double glazed window, fitted wardrobe, radiator.

BATHROOM

Suite comprising of panelled bath with shower over, pedestal wash basin, low level wc, double glazed window, radiator.

EXTERNALLY

There is a large secluded garden which has been split into two low maintenance areas artificial lawn and a large patio area perfect for a summer barbecue in addition the property has a large driveway and a garage.



**Local Authority
Council Tax Band
EPC Rating**

C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.