



Sought-After Location!! This impressive four bedroom detached property, in the highly exclusive and popular area of Gilderdale, Mount Pleasant, is welcomed to the sales market by Jill Moore Select Properties. The area offers a range of well respected schools, shops, bars and pubs/restaurants on the doorstep. Boasting an expansive corner plot positioned favourably at the end of a private cul-de-sac, and with large private gardens, driveway and garage, this property makes the perfect family home! Early viewing is essential to avoid disappointment.

Gilderdale

Mount Pleasant, Houghton le Spring, DH4

Offers Over:

£340,000

EPC Rating: To be



Entrance Hall:

Enter through composite double glazed door into welcoming hallway complete with neutral walls, carpet flooring, stairs leading to first floor and doors off to lounge, kitchen and integral access into garage.

Office/Study:

The generously sized office/study room is filled with natural light from the large double glazed window which looks out over the front aspect of the property, and features neutral walls, carpet flooring and radiator.

Lounge:

15'11" x 11'10" (4.85m x 3.6m)

The spacious lounge offers a large double glazed window, filling the space with natural light and looking out over the front aspect of the property with expansive views up to Penshaw Monument. Carpet flooring, neutral walls, radiator and internal double doors lead into the dining space.

Dining Room:

9'10" x 11'10" (3m x 3.6m)

The good-sized dining room features neutral walls, carpet to the floor, radiator and large double glazed sliding patio doors lead out into the beautiful rear garden.

Kitchen:

12'8" x 13'2" (3.86m x 4.01m)

The well presented kitchen area is complete with a range of wood-effect base and wall units providing ample storage space and housing integrated hob and oven. Stainless steel sink with mixer tap, double glazed window with rear garden views, radiator and tiled flooring also feature.



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Utility Room:
7'8" x 5'4" (2.34m x 1.63m)

The utility room is found just off the main kitchen area and offers neutral walls, double glazed window, double glazed composite door leads out into the rear garden and has access to w/c.

Landing:

The first floor landing features carpet to the floor, neutral walls, access to boarded loft space for storage and doors off to bedrooms and bathroom.

Bedroom:
6'4" x 10' (1.93m x 3.05m)

The fourth spacious bedroom benefits from carpet to the floor, neutral walls and double glazed window which looks out over the rear garden and fills the space with natural light. Radiator also features.



Bedroom:
10' x 8'6" (3.05m x 2.6m)

The third good-sized bedroom offers built in wardrobe space, double glazed window, neutral walls, radiator and carpet to the floor.

Bedroom:
9'4" x 11'7" (2.84m x 3.53m)

The second double bedroom is generous in size and beautifully finished with large bespoke built in wardrobes, neutral walls, radiator, double glazed window to the front aspect of the property and neutral flooring.



Bedroom:
12'2" x 13'11" (3.7m x 4.24m)

The well-presented master bedroom is beautifully complete with a range of bespoke fitted wardrobes providing ample storage and features neutral walls, carpet to the floor, double glazed window with amazing views over the front aspect of the property, radiator and has access to its own full en-suite.

En-suite:
5'10" x 6'3" (1.78m x 1.9m)

The recently upgraded en-suite offers a large double walk in shower cubicle, modern part-tiled walls, double glazed window, low level hand wash basin, w/c and towel rail/radiator.



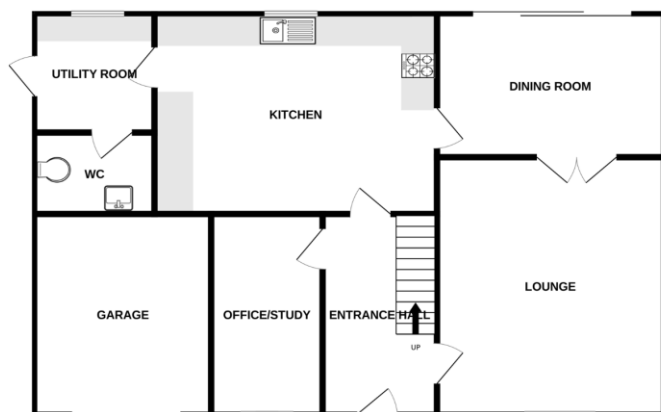
Bathroom:
9'6" x 9'6" (2.9m x 2.9m)

The family bathroom is complete with large stand along jacuzzi bath tub, separate walk in shower cubicle, hand wash basin, w/c, towel rail/radiator and double glazed window. Tile effect floors and walls also feature.

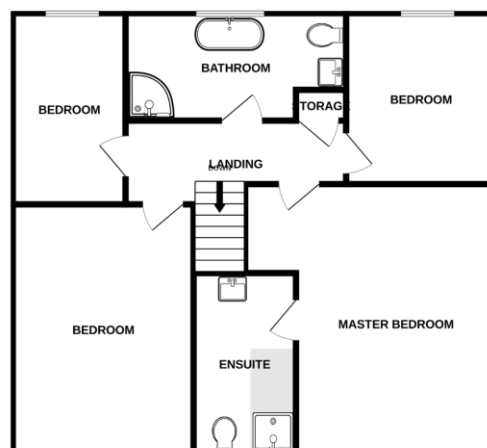
External:

To the rear, a stunningly landscaped private rear garden with large natural grass section, paved patio/seating area to maximise sunlight and paved pathway leads round down the side of the garden and to the front

GROUND FLOOR



1ST FLOOR



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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