



2 bed semi-detached house to buy in DH5

Kirklea Road, Houghton Le Spring, Tyne and Wear, DH5 8DP

£63,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ South/West Facing Rear Garden
- ✓ EPC Rating C

Driveway parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

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Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SEMI-DETACHED FAMILY HOME**TWO DOUBLE BEDROOMS**DRIVEWAY**SOUTH/WEST FACING REAR GARDENS**POTENTIAL RENTAL INCOME OF £550/£600 PCM****

Pattinson Estate Agents are delighted to welcome to the market this semi-detached home, which boasts two double bedroom, situated on the popular Kirklea Road, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport links and major road links via the A690. Ideally located within walking distance to popular local schools and on the doorstep of Kirklea Park, also within short driving distance to multi country parks, Houghton Le Spring, Durham and Sunderland City Centres.

This home is spacious throughout and briefly comprises of:- Entrance/porch, lounge, kitchen/dining room. To the first floor lies two double bedrooms and a three piece family bathroom, externally is an open lawn and a driveway to the front with a South/West facing garden to the rear.

Early viewing comes highly recommended to appreciate the size and location of this property, please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £63,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

Entrance/Porch

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

Lounge

5.68m x 3.57m (18'7" x 11'8")

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



Kitchen/Dining Room

2.85m x 3.56m (9'4" x 11'8")

Open plan kitchen/diner benefiting from a range of upper, lower and full length units with contrasting worksurfaces, stainless steel sink unit, free standing oven, plumbing for a washing machine and dishwasher. Laminate flooring, tiled splash back, a radiator, double glazed window and an external door leading to the rear garden.



Bedroom One

3.01m x 3.58m (9'10" x 11'8")

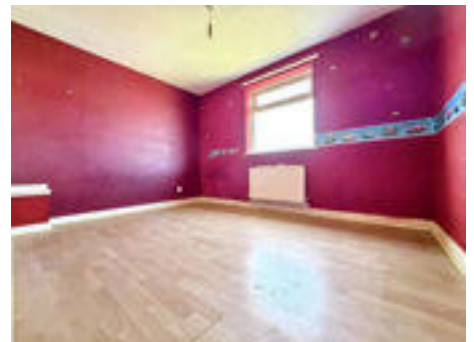
Double bedroom with laminate flooring, fitted mirrored wardrobes, a radiator and a double glazed front aspect window.



Bedroom Two

2.66m x 3.58m (8'8" x 11'8")

Double bedroom with laminate flooring, storage cupboard, a radiator and a double glazed rear aspect window.



Bathroom

1.43m x 2.61m (4'8" x 8'6")

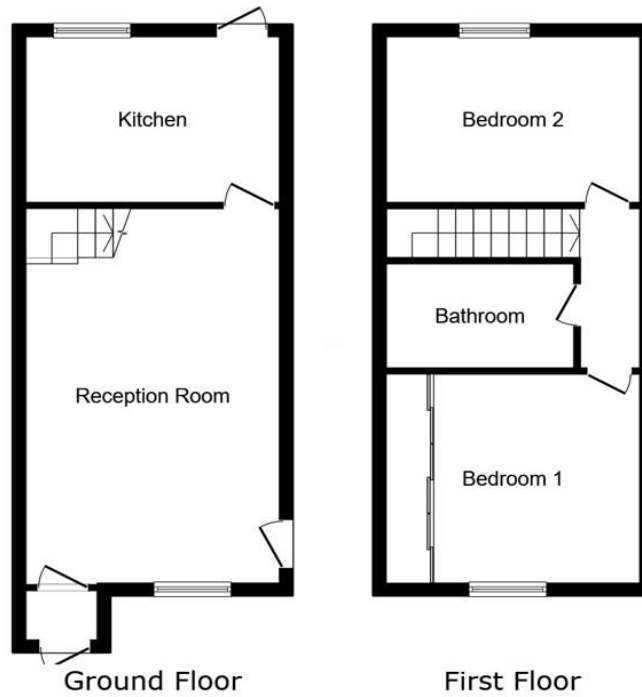
Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Carpet flooring, tiled splash back, a storage cupboard and a radiator.



External

Externally to the front there is an open lawn with a driveway and gated access to the rear garden. To the rear lies a South/West facing garden laid to lawn with a patio area adjacent to the property.





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Kirklea Road, Houghton Le Spring, Tyne and Wear, DH5 8DP

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

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