

# 2 bed upper flat to buy in DH4

Harwood Drive, Mulberry Park, Houghton Le Tyne and Wear, DH4 5NY

£64,950 Offers In Excess Of

- ✓ Ideal Investment Opportunity
- ✓ Tenant In Situ Achieving £590 PCM
- ✓ Top Floor Apartment
- ✓ Two Double Bedrooms
- Allocating Parking Bay & Visitor Parking







### Summary

- Property Type: Upper Flat Bedrooms: 2 Parking: Allocated Central Heating: Gas
- Price: Offers In Excess Of £64,950
- Tenure: Leasehold

## Description

\*\*GREAT INVESTMENT OPPORTUNITY\*\*TWO BEDROOM TOP FLOOR APARTMENT\*\*SECURE ENTRY SYSTEM\*\*ALLOCATED PARKING\*\*POPULAR LOCATION\*\*TENANT PAYING £590 PCM\*\*

Pattinson Estate agents are excited to welcome to the market this impressive two bed apartment located in the popular location of Harwood Drive, Mulberry Park, the apartment is situated on the top floor of this complex. Conveniently located within easy access of local shops, other amenities, an array of popular local schools, great public transport and major road links via the A690. Also within a short drive to Houghton Le Spring Town Centre, Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

The apartment has a spacious and stylish layout through-out, in brief the property consists- secure door entry into the building, apartment entrance/hallway, spacious lounge, fitted kitchen, two bedrooms and a three piece family bathroom. Externally there is an allocated parking bay and 'visitor parking' bays.

Early viewings come highly recommended to take advantage this spacious apartment, please call out Houghton branch to arrange a viewing.

Council Tax Band: A Tenure: Leasehold Length Of Lease: 110

Annual Ground Rent Amount: £480.00 Service Charge Review Period: 150

EPC Rating: C

# **Building Entrance**

The building entrance benefits from a secure entry system and stairs to each floor.



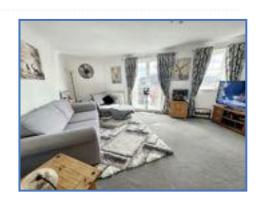
# Property Entrance/Hallway

Property entrancing leading to the hallway, which gives access to each room.

# Lounge

3.92m x 6.13m (12'10" x 20'1")

Spacious lounge with carpet flooring, radiator, a double glazed front aspect window and French doors with a Juliet balcony. The lounge also gives open flow access to the kitchen.



#### Kitchen

3.80m x 2.14m (12'5" x 7'0")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces with matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Laminate flooring, space for a dryer and a double glazed front aspect window.



### Bedroom One

3.29m x 3.29m (10'9" x 10'9")

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



### **Bedroom Two**

3.88m x 2.28m (12'8" x 7'5")

Double bedroom with carpet flooring, radiator and a double glazed window. The second bedroom also gives access to the loft hatch.



### Bathroom

2.26m x 2.63m (7'4" x 8'7")

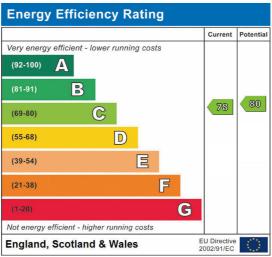
Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Laminate flooring, partly tiled walls, radiator and a double glazed window.



#### External

Externally there is an allocated parking bay and numerous 'visitor parking' bays.





# Harwood Drive, Mulberry Park, Houghton Le Spring, Tyne and Wear, DH4 5NY

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, www.pattinson.co.uk

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