

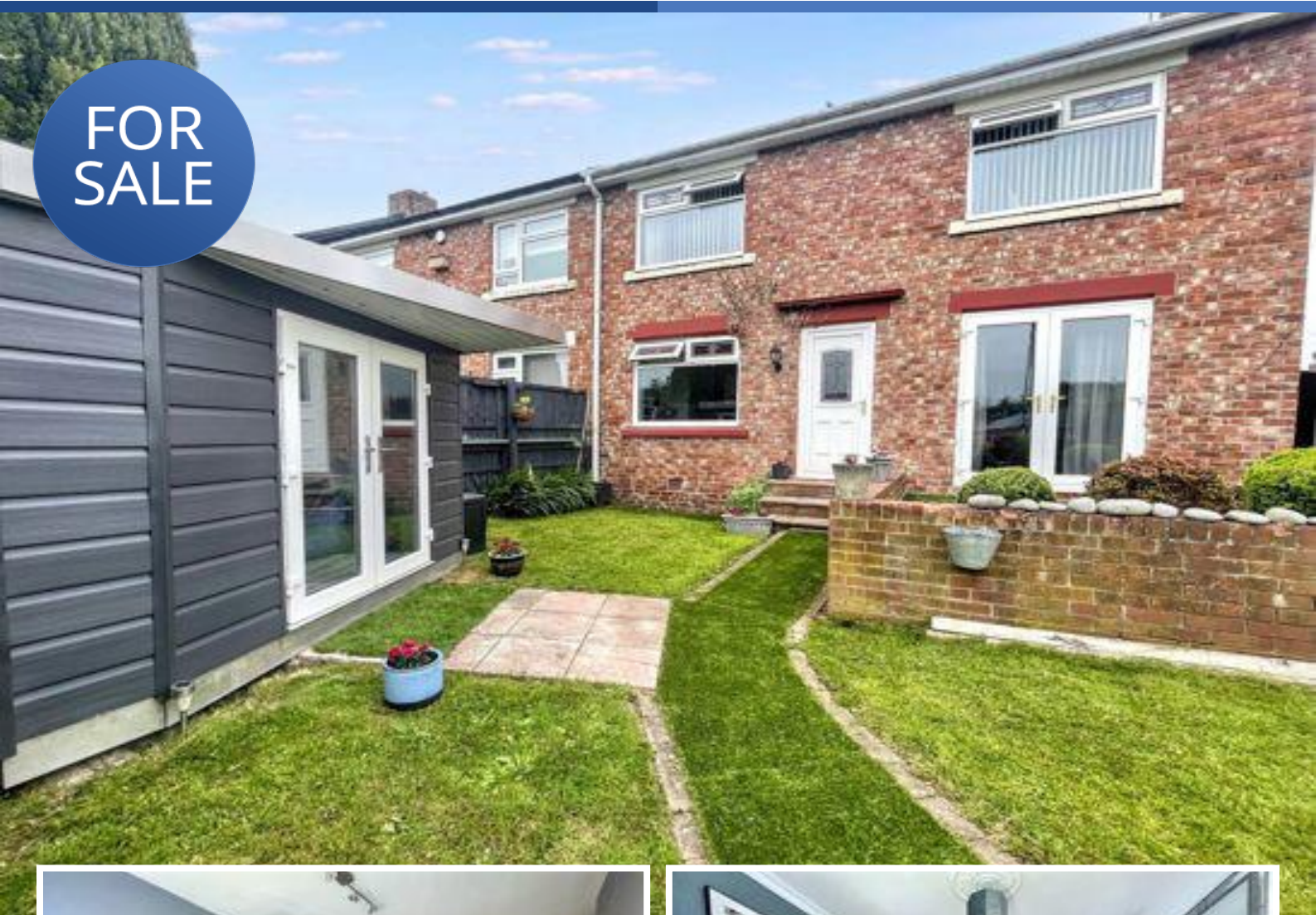
3 bed terraced house to buy in DH5

Moore Crescent North, Houghton Le Spring,
Tyne and Wear, DH5 8LQ

£99,950 Offers over

- ✓ Wonderful 3 Bed Family Home
- ✓ Ground Floor Bedroom
- ✓ Large Private Rear Garden
- ✓ Garden Room
- ✓ Walking Distance To Local Schools

**FOR
SALE**



Summary

- Property Type: Terraced House - Bedrooms: 3 - Parking: On Street - Central Heating: Gas
- Price: Offers over £99,950
- Tenure: Freehold - USPs: has Garden

Description

****SPACIOUS FAMILY HOME**THREE BEDROOMS**MODERN KITCHEN/DINING ROOM**PRIVATE REAR GARDEN**POPULAR LOCATION****

Pattinson Estate Agents are excited to welcome to the market this well presented three bed family home situated on the popular street of Moore Crescent, Houghton le Spring. Ideally positioned within close proximity to the local shops, other amenities public transport and major road links via the A690. This home has the additional benefit of being walking distance to Houghton Le Spring Town Centre and popular local schools, as well as a short driving distance to Rainton Meadows Nature Reserve, Hetton Lyons Country Park, Sunderland & Durham City Centres.

This family residence is spacious throughout and briefly comprises: Entrance/porch, lounge with French doors leading to the rear garden, an open plan lounge/dining room and a double bedroom. To the first floor lies two bedrooms, one of which has a walk-in wardrobe/study area and a stylish three piece bathroom. Externally to the front there is generously sized garden to the front with a garden room and a fully enclosed yard to the rear,

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

Council Tax Band: A

Tenure: Freehold

EPC Rating: C

Entrance

Entrance hallway which provides access to the ground floor bedroom and kitchen.

Lounge

2.91m x 4.42m (9'6" x 14'6")

Spacious lounge with a feature electric fire place, wood flooring and patio doors that open onto rear garden, allowing an abundance of natural light.



Kitchen

2.56m x 5.07m (8'4" x 16'7")

Modern kitchen benefiting from a range of upper and lower units with contrasting work surfaces, plumbing for a washing machine, an integrated dishwasher, fridge/freezer and an oven with a hob. Laminate flooring, tiled splash back, a breakfast bar, double glazed window and an external door.



Ground Floor Bedroom

3.50m x 3.63m (11'5" x 11'10")

Large double bedroom located on the ground floor, carpet flooring and a double glazed window., in addition this room has a walk-in wardrobe.



Bedroom One

3.31m x 2.81m (10'10" x 9'2")

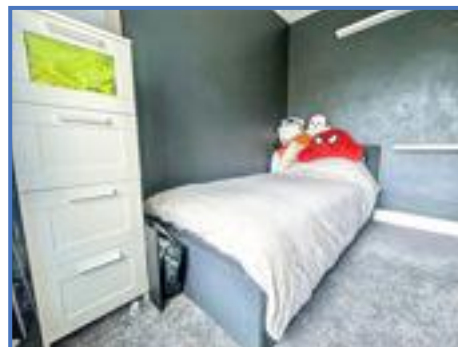
Double bedroom with carpet flooring, radiator and front double glazed aspect window.



Bedroom Two

1.74m x 2.83m (5'8" x 9'3")

Originally a double bedroom, which has been partitioned into two rooms perfect for a walk-in wardrobe or study. This area has carpet flooring, a radiator and double glazed window.



Bedroom Two Walk-in Wardrobe/Study

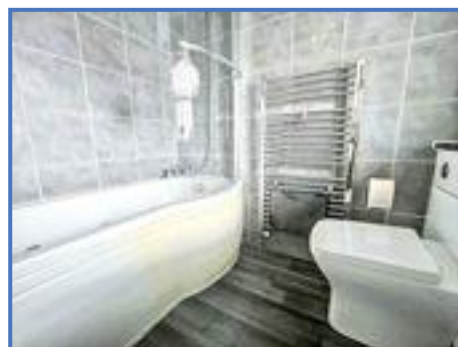
5.15m x 1.55m (16'10" x 5'1")

This area has carpet flooring, a radiator and a double glazed window.



Bathroom

Three piece family bathroom suite comprising of panelled bath with shower over, sink with vanity units and W/C. With tiled walls, laminate flooring and a double glazed front aspect window.



External

Externally the property benefits from a large laid to lawn garden with added bonus of garden room, to the rear is a spacious paved yard.



Garden Room

Garden room located to the front aspect of the property, with French doors to access inside.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Moore Crescent North, Houghton Le Spring, Houghton Le Spring, Tyne and Wear,

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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