

**Auction**

1 bed terraced house to buy in

Dorset Street, Easington Lane, Houghton
Le Spring, Tyne and Wear, DH5 0QF

£39,000

 Starting Bid

 x1  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Ideal Investment Opportunity Or First Time Buy
- ✓ One Spacious Bedroom
- ✓ Stylish Kitchen
- ✓ Utility Area
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****ONE BEDROOM**OPEN PLAN LIVING**UTILTIY AREA**MODERN BATHROOM**SOUTH FACING REAR YARD**POPULAR LOCATION**POTENTIAL RENTAL INCOME OF £550 PCM****

Pattinson Estate Agents are delighted to bring to the market this deceptively spacious property, which has being renovated to a high standard and is ideally situated in Dorest Street, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, popular schools, good public transport and major road links via A690. Also within short driving distance to multiple country parks, Dalton Park Outlet, Sunderland & Durham City Centres.

This impressively presented property is spacious throughout and briefly comprises:- Property entrance, which consists of the lounge and a stylish kitchen with an island, utility area and modern bathroom. To the first floor lies a spacious bedroom and to the rear there is an enclosed, south facing yard.

Early viewings come highly recommended to appreciate the size and standard of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £39,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance

Property entrance gives access to the open plan living area.

Lounge Area

4.35m x 4.15m (14'3" x 13'7")

The lounge area has laminate flooring, radiator, a fireplace with a feature wooden beam and a double glazed front aspect window.



Kitchen Area

3.72m x 4.15m (12'2" x 13'7")

Stylish kitchen benefiting from a range of upper and lower unit with contrasting work surfaces, a composite sink unit, plumbing for a dishwasher and integrated oven with a gas hob. There is also the additional bonus of an island with further storage units and a breakfast bar, laminate flooring, two radiators and a double glazed rear aspect window.



Utility Room

4.22m x 1.82m (13'10" x 5'11")

The utility has fitted base units with contrasting square edge worksurfaces, plumbing for a washing machine, space for a dryer. Laminate flooring, a storage cupboard, radiator, double glazed window and an external door leading to the rear yard.



Bathroom

2.04m x 1.69m (6'8" x 5'6")

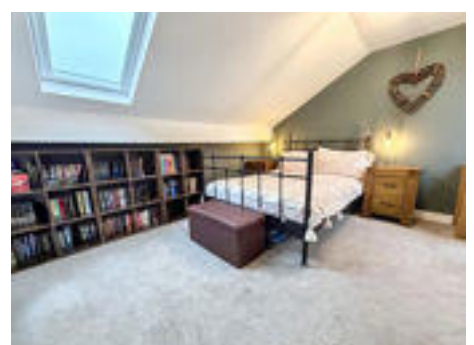
Modern bathroom benefiting from a walk-in shower, hand wash basin and WC vanity unit. Tile flooring, tiled walls, a heated towel rail and a double glazed window.



Bedroom

5.09m x 3.79m (16'8" x 12'5")

Spacious double bedroom with carpet flooring, a radiator and two Velux window. There is also ample space for a vanity/dressing area.

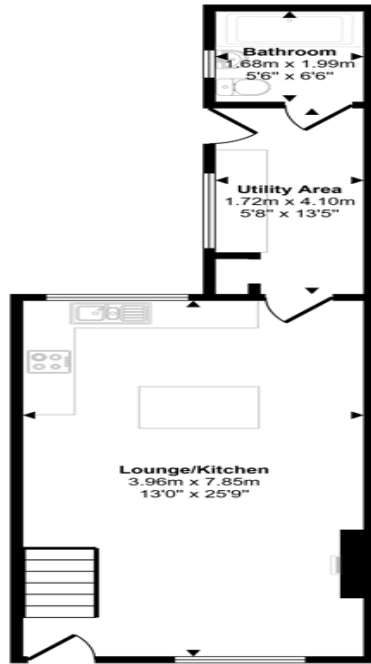


External

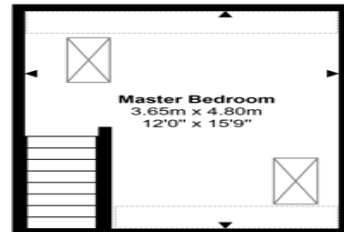
Externally to the rear lies a fully enclosed, South facing yard.



Approx Gross Internal Area
59 sq m / 637 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft



First Floor
Approx 18 sq m / 189 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	75
(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 

Dorset Street, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0QF

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

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