



1 bed upper flat to buy in DH4

Gill Crescent North, Fencehouses,
Houghton Le Spring, Durham, DH4 6AW

£27,500 Starting Bid

 x1  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ First Floor Apartment
- ✓ One Bedroom
- ✓ Popular Location
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****FIRST FLOOR APARTMENT**ONE BEDROOM**UTILTIY AREA**POPULAR AREA**POTENTIAL RENTAL INCOME OF £475/£500 PCM****

Pattinson Estate Agents are pleased to bring to the market this spacious apartment situated in the popular area of Gill Crescent North, Fencehouses, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, excellent transport links and major road links via the A1(M). Also within walking distance to an array of popular schools, as well as being a short drive to both Elba Park, Rainton Meadows Nature Reserve, Sunderland & Durham City Centre's.

The property is spacious throughout and briefly comprises; Entrance/hallway, spacious lounge, kitchen/dining room, utility area, a double bedroom and a generous bathroom.

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

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £27,500

Property Type: Upper Flat

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring and a radiator.

Lounge

4.29m x 3.04m (14'0" x 9'11")

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



Kitchen/Dining Area

3.97m x 3.43m (13'0" x 11'3")

The kitchen/diner has a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit and a free standing oven. Vinyl flooring, tiled splash back, a radiator and a double glazed front aspect window.



Utility

1.03m x 1.53m (3'4" x 5'0")

Convenient utility with work tops, plumbing for a washing machine, space for a dryer and vinyl flooring.



Bedroom

3.25m x 2.33m (10'7" x 7'7")

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

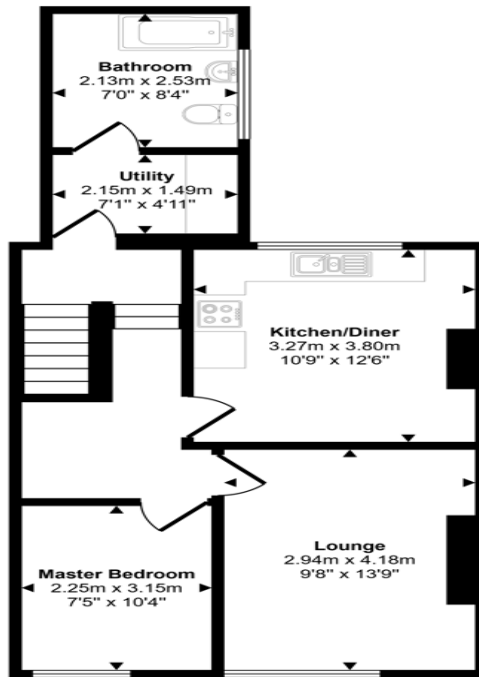


Bathroom

Generous bathroom benefiting from a paneled bath with overhead shower, hand wash basin and W.C. Vinyl flooring, a tiled splash back, a radiator and a double glazed window.

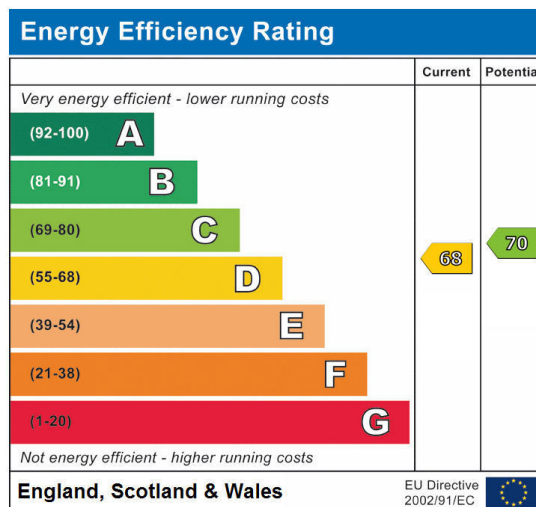


Approx Gross Internal Area
52 sq m / 564 sq ft



First Floor

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.



Gill Crescent North, Fencehouses, Houghton Le Spring, Durham, DH4 6AW

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, houghton@pattinson.co.uk, www.pattinson.co.uk

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