



3 bed end of terrace house to buy in DH5

Lawnswood, Houghton Le Spring, Tyne and Wear, DH5 8JB

£155,000

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ Extended Family Home
- ✓ Three Bedrooms
- ✓ Stylish Kitchen With Fitted
- ✓ West Facing Rear Garden
- ✓ EPC Rating C

On Street parking

Garden

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****EXTENDED FAMILY HOME**THREE BEDROOMS**STYLISH KITCHEN**DETACHED GARAGE**WEST FACING REAR GARDEN**POPULAR LOCATION****

Pattinson Estate Agents are pleased to offer for sale this beautifully extended three bed family home, situated on the highly regarded street of Lawnswood, Houghton Le Spring. This end of terrace home is perfectly within easy reach of a range of local amenities, popular local schools, public transport links, and excellent major road connections via the A690. Also within walking distance to local schools, as well as being a short driving distance to Rainton Meadows Nature Reserve, Hetton Lyons Country Park, Sunderland & Durham City Centres.

This impressive family home is well presented and spacious throughout, the accommodation briefly comprises:- entrance/hallway, an extended lounge, a stylish kitchen, which has been extended to add a dining area and a conservatory. To the first floor lies well proportioned bedrooms and a three piece family bathroom. Externally, the property benefits from a lawned front garden, while to the rear is a fully enclosed West-facing garden and a detached garage

Early inspection is strongly advised to fully appreciate the size, quality, and location this excellent home has to offer. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £155,000

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring, a radiator and double glazed front aspect window.



Lounge

5.35m x 3.65m (17'6" x 11'11")

Extended lounge with carpet flooring, a feature gas fireplace and double glazed front aspect, full length windows



Kitchen

2.72m x 4.67m (8'11" x 15'3")

Stylish kitchen benefiting from a range of upper and lower units with contrasting worksurfaces with matching up-stands, hide-a-way cupboards for a undercount fridge and freezer, integrated washing machine, dishwasher and oven with a ceramic hob. Hidden pantry cupboard with lighting, vinyl tiled flooring, a double glazed rear aspect window and an internal door leading to the conservatory. The kitchen also benefits from being extended, adding a dining area.



Dining Area

2.90m x 1.78m (9'6" x 5'10")

The dining area has vinyl tiled flooring, a radiator, double glazed front aspect window and a double glazed full length window to the rear aspect.



Conservatory

2.43m x 3.00m (7'11" x 9'10")

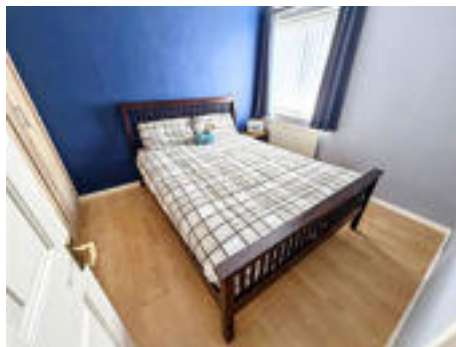
Double glazed conservatory with laminate flooring and French doors leading to the rear garden.



Bedroom One

3.65m x 2.67m (11'11" x 8'9")

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



Bedroom Two

2.97m x 2.65m (9'8" x 8'8")

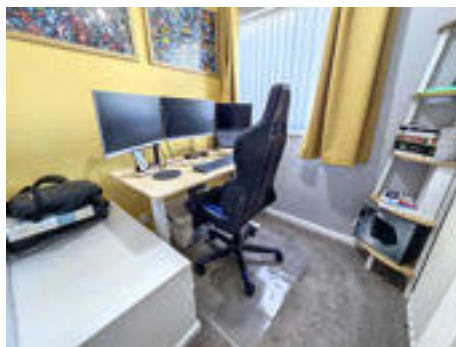
Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



Bedroom Three

1.90m x 1.89m (6'2" x 6'2")

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



Bathroom

1.73m x 1.86m (5'8" x 6'1")

Modern bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, UPVC cladded walls, radiator and a double glazed rear aspect window.



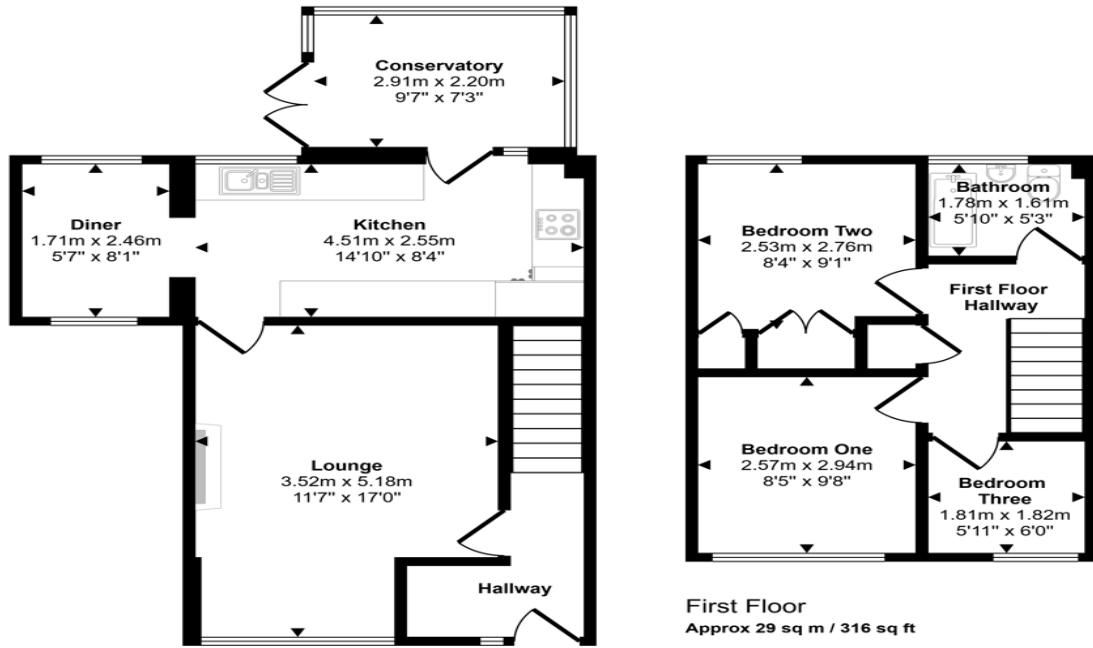
External

5.80m x 3.00m (19'0" x 9'10")

Externally is a front garden laid to lawn with mature bushes, to the rear there is a fully enclosed South facing garden laid to lawn with mature bushes and a patio area adjacent to the property. There is also the bonus of a detached garage (19'0 x 9'9).



Approx Gross Internal Area
77 sq m / 830 sq ft



Ground Floor
Approx 48 sq m / 514 sq ft

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(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	

Lawnswood, Houghton Le Spring, Tyne and Wear, DH5 8JB

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

