

3 bed semi-detached house to buy in DH5

Bradley Avenue, Houghton Le Spring, Tyne and Wear, DH5 8JZ

£160,000

x 3 x 1 x 1

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- No Upper Chain
- Three Bed Semi Detached Family Home
- Garage & Driveway
- Large Private Rear Garden
- EPC Rating C

Key Information

- Council Tax: Band C
- 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

SEMI-DETACHEDTHREE BEDROOMS**TWO RECPETION ROOMS**GARAGE & DRIVEWAY**SOUTH FACING GARDEN**NO UPPER CHAIN**

Pattinson Estate Agents are excited to welcome to the market this excellent three bed semi-detached family home situated on the highly sought after estate of Bradley Avenue, Houghton Le Spring. Perfectly positioned within easy access to local amenities, public transport and major road links via the A690. Also within walking distance to Gillas Lane & Bernard Gilpin Primary School, as well as being a short driving distance to Houghton Le Spring High Street, Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This pleasant family residence is spacious throughout and briefly comprises:- Entrance/porch, lounge, dining room, kitchen and utility room. To the first floor lies three bedrooms, a three piece bathroom. Externally there is garden to the front with a gated driveway and garage, to the rear lies a private South facing garden backing onto a picturesque meadow.

Early viewing comes highly recommended to appreciate the size, potential and location of this property, please call our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £160,000

Property Type: Semi-detached house

USPs: Garden, Requires work

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

Property entrance leading to the the porch, which gives access to the hallway. The hallway provides access to the living room and kitchen.



Living Room

4.40m x 3.30m (14'5" x 10'9")

Spacious lounge with carpet flooring, a feature gas fire with surround, a radiator and a double glazed front aspect bay window.



Dining Room

3.20m x 2.60m (10'5" x 8'6")

Separate diner with carpet flooring, a radiator and a double glazed rear aspect window.



Kitchen

3.20m x 2.60m (10'5" x 8'6")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces and ceramic sink unit. Vinyl flooring, tiled splash back and a double glazed rear aspect window.



Utility Room

2.50m x 2.20m (8'2" x 7'2")

Convenient utility area with plumbing for washing machine and a an external door leading to the rear garden, also providing access to the garage.



Bedroom One

3.00m x 2.60m (9'10" x 8'6")

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



Bedroom Two

3.80m x 2.50m (12'5" x 8'2")

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



Bedroom Three

2.70m x 2.20m (8'10" x 7'2")

Third bedroom with built in single bed base, carpet flooring, radiator and a double glazed front aspect window.



Bathroom

1.40m x 1.70m (4'7" x 5'6")

A three piece bathroom benefitting from a paneled bath with an overhead shower and a hand wash basin. Laminate flooring, tiled walls, radiator and a double glazed rear aspect window.

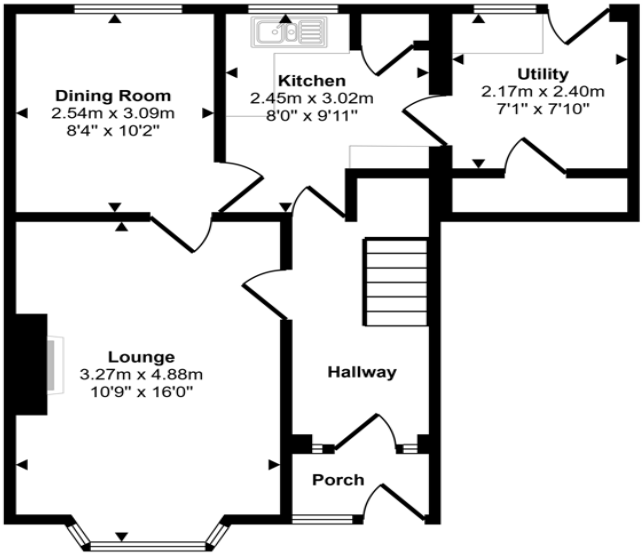


External

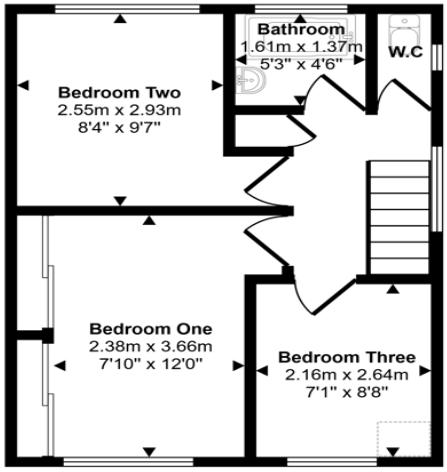
Externally to the front is an enclosed garden laid to lawn, a gated driveway and garage. To the rear lies a generous sized garden laid lawn with mature shrubs and trees, there is also a patio area. The rear garden also has the additional bonus of not been overlooked and South facing.



Approx Gross Internal Area
83 sq m / 891 sq ft



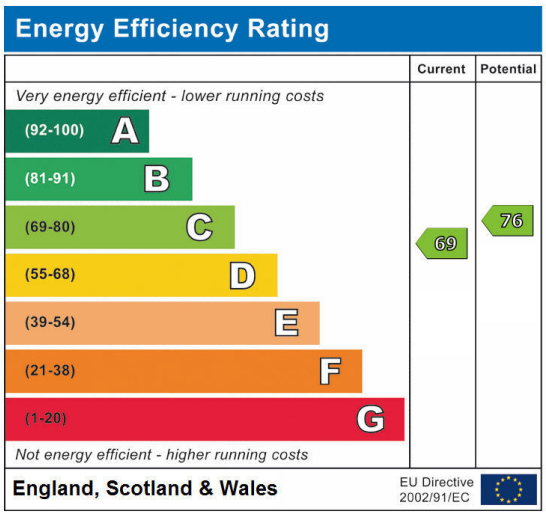
Ground Floor
Approx 48 sq m / 514 sq ft



First Floor
Approx 35 sq m / 378 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.



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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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