



### 3 bed semi-detached house to buy in DH5

Fieldside, East Rainton, Houghton Le Spring, Tyne and Wear, DH5 9RP

**£144,950** Offers Over

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Semi-Detached Family Home
- ✓ Three Bedrooms
- ✓ North/West Facing Rear Garden
- ✓ Garage & Driveway
- ✓ Sought After Cul-De-Sac

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

0191 5120933  
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*GARAGE & DRIVEWAY\*\* NORTH/WEST FACING REAR GARDEN\*\*SOUGHT AFTER CUL-DE-SAC LOCATION\*\*NO ONWARD CHAIN\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive, semi-detached family home, which boasts three bedrooms, a garage and driveway. Perfectly positioned a sought after cul-de-sac in the heart of East Rainton, which is within close proximity to local amenities, an array of popular schools, good public transport and great for commuting via the A690. Also within a short drive to Rainton Meadows Nature Reserve, Hetton Lyons Country Park, Sunderland & Durham City Centre's.

This family residence it packed with potential and spacious throughout, briefly consists:- entrance/hallway, spacious lounge, dining room, kitchen, utility area and a ground floor W.C. To the first floor lies three well proportioned bedrooms and a three piece family bathroom, externally to the front there is an open lawn and a driveway leading to the garage, to the rear lies a private North/West facing garden.

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

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £144,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Adaptions for accessibility: Yes

Adaptations: Ramped access

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance/Porch/Hallway

Property entrance leading to the porch, which gives access to the hallway. The hallway has laminate flooring, a radiator, storage cupboard and internal dual doors leading to the lounge.



## Lounge

4.47m x 3.61m (14'7" x 11'10")

Spacious lounge with carpet flooring, a feature gas fireplace, radiator and a double glazed front aspect bow window. The lounge also gives open flow access to the dining room.



## Dining Room

2.72m x 2.53m (8'11" x 8'3")

The diner has carpet flooring, a radiator and patio doors leading to the rear garden.



## Kitchen

2.72m x 2.53m (8'11" x 8'3")

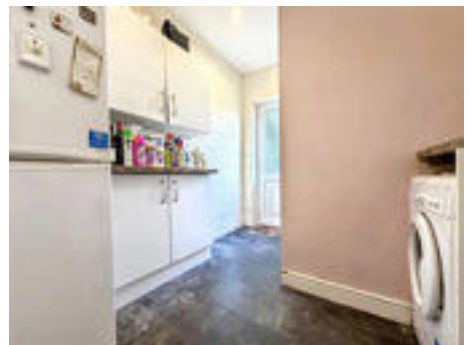
A fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit and a free standing oven. Vinyl tiled flooring, tiled splash back, a radiator and a double glazed rear aspect window. The kitchen also gives access to the utility area.



## Utility

2.84m x 2.58m (9'3" x 8'5")

The utility has fitted upper and lower units with contrasting worksurfaces, plumbing for a washing machine and laminate flooring. The utility also gives internal access to the W.C., garage, and external access to the rear garden.



## Ground Floor W.C

1.10m x 1.29m (3'7" x 4'2")

Convenient downstairs W.C with a hand wash basin, heated towel rail, laminate flooring and a double glazed window.



## Bedroom One

3.99m x 3.02m (13'1" x 9'10")

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



## Bedroom Two

3.26m x 3.02m (10'8" x 9'10")

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



## Bedroom Three

2.63m x 2.52m (8'7" x 8'3")

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



## Bathroom

1.72m x 2.44m (5'7" x 8'0")

Three piece bathroom benefiting from a walk-in shower, hand wash basin and WC. Laminate flooring, UPVC cladded walls, heated towel rail and a double glazed window.

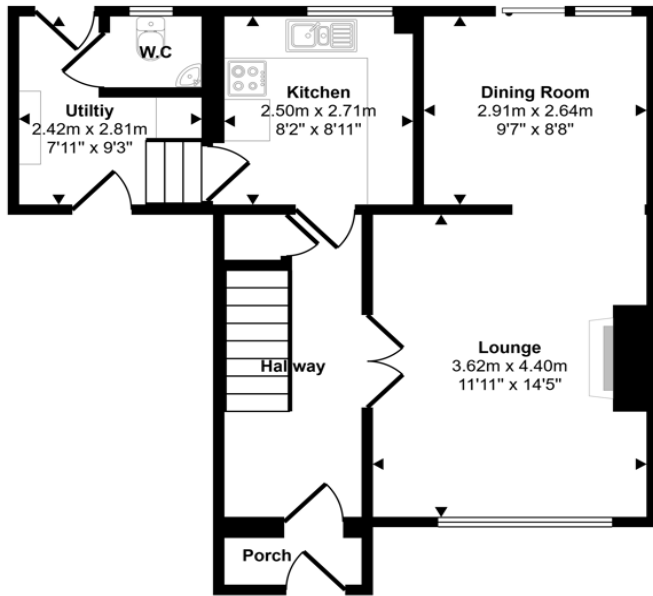


## External

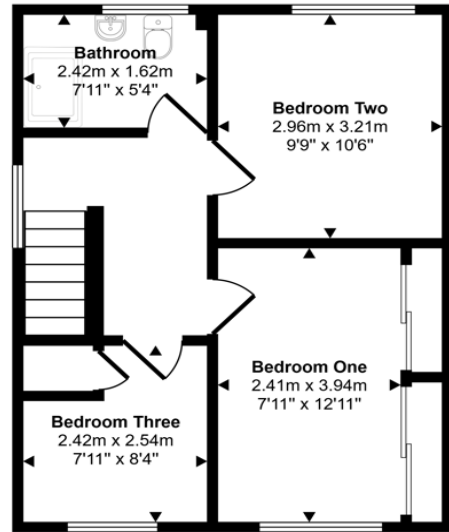
Externally to the front there is an open lawn, a driveway and garage. To the rear lies a North/West facing garden laid to lawn with mature shrubs and a raised decked area.



Approx Gross Internal Area  
90 sq m / 970 sq ft



Ground Floor  
Approx 50 sq m / 535 sq ft



First Floor  
Approx 40 sq m / 435 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.

Fieldside, East Rainton, Houghton Le Spring, Tyne and Wear, DH5 9RP

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.

