



3 bed terraced house to buy in

Lumley Crescent, Houghton Le Spring,
Tyne and Wear, DH4 4TD

£124,950

 x3  x1  x2

Tenure

Freehold

Off Street parking

Property features

- ✓ Spacious Family Home
- ✓ Three Double Bedrooms
- ✓ Four Piece Bathroom
- ✓ South/West Facing Rear Yard
- ✓ EPC Rating F

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**THREE DOUBLE BEDROOMS**FOUR PIECE BATHROOM**REAR YARD WITH OFF ROAD PARKING**SOUGHT AFTER LOCATION**NO UPPER CHAIN****

Pattinson Estate Agents are happy to welcome to the market this impressive three bed family home, situated on the sought after area of Lumley Crescent, Houghton Le Spring. This well presented property is perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to popular local schools, as well as being a short drive to Elba Park, Rainton Meadows Nature Reserve, Sunderland And Durham City Centres.

This family residence is well maintained and spacious throughout, briefly consists:- Entrance/hallway, lounge with a multi fuel burner, a dining room and fitted kitchen. To the first floor lies three double bedrooms and a four piece bathroom, externally there is an enclosed forecourt to the front and a South/West yard to the rear, which offers off road parking. Adjacent to the rear street there is a larger than average garage, driveway and a garden (Subject to T&C's)

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

Council Tax Band: A

Tenure: Freehold

Price: £124,950

Property Type: Terraced House

Parking: Off Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring and two radiators.



Lounge

4.87m x 4.61m (15'11" x 15'1")

Spacious lounge with hardwood Oak flooring, a multi fuel burner with a feature surround, column radiator and a double glazed front aspect bay window.



Dining Room

4.22m x 3.93m (13'10" x 12'10")

Seperate diner with laminate flooring, a column radiator and French doors leading to the rear yard.



Kitchen

4.16m x 2.84m (13'7" x 9'3")

Fitted kitchen benefiting from a range of upper, lower and full length units with contrasting worksurfaces, stainless steel sink unit, integrated oven with a 5 burner gas hob, plumbing for a dishwasher and washing machine. Tiled flooring, tiled splash back, a radiator, double glazed window and an external door leading to the rear garden.



Bedroom One

4.23m x 3.94m (13'10" x 12'11")

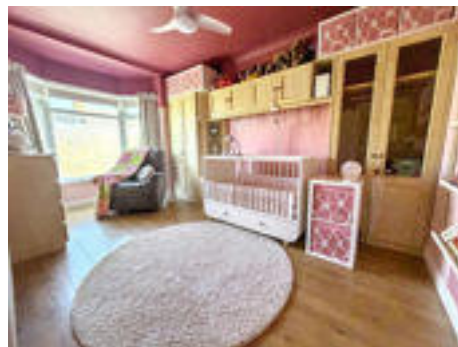
Double bedroom with laminate flooring, fitted wardrobes, radiator and a double glazed rear aspect window.



Bedroom Two

4.93m x 2.89m (16'2" x 9'5")

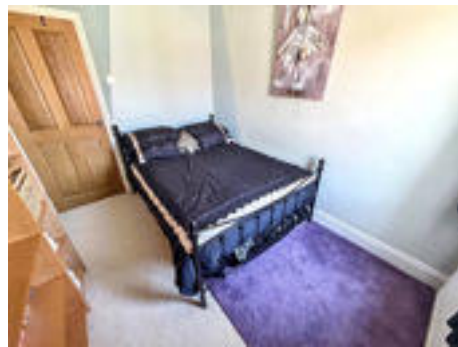
Double bedroom with laminate flooring, fitted wardrobes, radiator and a double glazed front aspect bay window.



Bedroom Three

3.22m x 2.41m (10'6" x 7'10")

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



Bathroom

2.85m x 2.90m (9'4" x 9'6")

Generous four piece bathroom benefiting from a paneled bath, shower cubicle, hand wash basin and WC. Tiled flooring, tiled walls, two heated towel rails and a double glazed rear aspect window.



External

Externally, to the front there is an enclosed forecourt, to the rear lies a South/West facing yard, which gives gates access for off road parking.

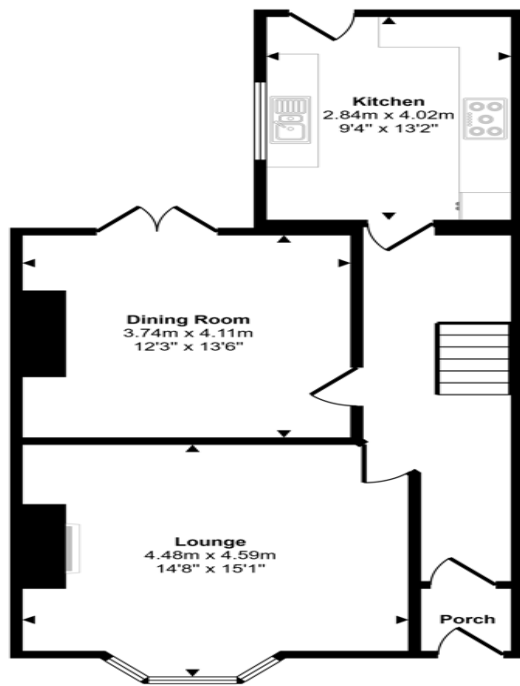


Garage & Garden

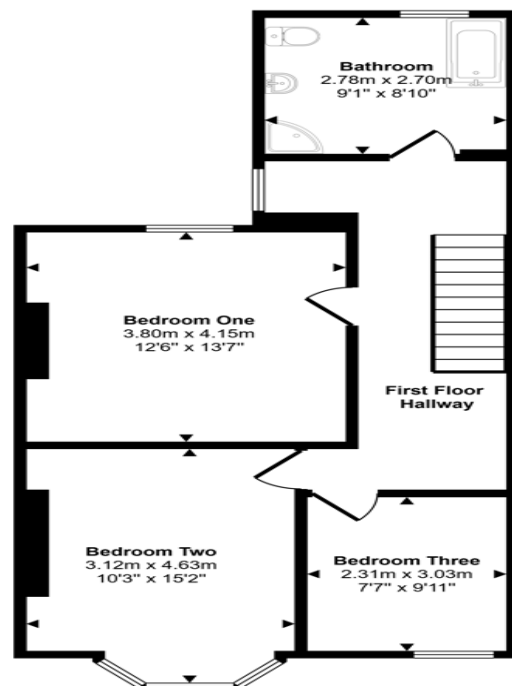
Beyond the rear street there is a detached garage, driveway and generous sized garden, these are subject to T&C's.



Approx Gross Internal Area
119 sq m / 1281 sq ft



Ground Floor
Approx 60 sq m / 643 sq ft



First Floor
Approx 59 sq m / 638 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	22
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Lumley Crescent, Houghton Le Spring, Tyne and Wear, DH4 4TD

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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