

2 bed terraced house to buy in

Garden Street, Newbotle, Houghton Le Spring, Tyne and Wear, DH4 4HF

£80,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Two-bedroom mid-terrace home
- No upper chain
- Modern kitchen with breakfast bar
- EPC Rating E

Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Gas

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Offered for sale by auction and available with no upper chain, this two-bedroom mid-terrace home presents an excellent opportunity for buyers looking for a property with potential in a convenient Houghton-le-Spring location.

The ground floor comprises a generously proportioned living room, featuring a characterful fireplace and an open-aspect staircase, creating a bright and welcoming main reception space. To the rear is a modern fitted kitchen with breakfast bar, providing a practical and sociable area for everyday living and dining.

Also located on the ground floor is the bathroom, offering added convenience and completing the accommodation at this level.

To the first floor are two well-proportioned double bedrooms, providing comfortable sleeping accommodation for a couple, small family or potential tenant. Externally, the property benefits from a small garden area to the front, while parking is available via on-street parking.

The property is freehold and, with no upper chain, offers a straightforward purchase for those looking to move quickly, subject to the auction terms and conditions.

An appealing opportunity for first-time buyers, investors too add to their portfolio, this property should be viewed to appreciate the accommodation and potential on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Exterior front

Occupying an attractive position within a traditional terrace, the property has plenty of character and kerb appeal, with an appealing stone-built frontage complemented by brick detailing and traditional-style windows. The property is accessed directly from the pavement via the main entrance door.



Living Room

A particularly spacious and versatile main reception room offering excellent proportions and plenty of space for both lounge and dining furniture if desired. The room benefits from a window providing natural light, a traditional feature fireplace creating an attractive focal point, decorative coving, central heating radiators and staircase access. A generous living space with plenty of potential for a purchaser to make their own.



Kitchen

Fitted with a range of cream Shaker-style wall and base units complemented by contrasting dark work surfaces and tiled splashbacks. The kitchen provides a good amount of storage and preparation space, with an inset stainless-steel sink and drainer positioned beneath the window, cooking facilities and space for appliances. A useful breakfast bar/peninsula provides additional worktop space and creates a natural divide within the room. Further benefits include wood-effect flooring, multiple windows providing good natural light and external door access.



Bathroom

A practical family bathroom fitted with a white suite comprising panelled bath with shower attachment, Washbowl and pedestal WC and complementary fittings. The room benefits from a contrasting tiled feature wall, tiled flooring, central heating radiator and a frosted window providing natural light and privacy. The bathroom offers excellent scope for a new owner wishing to update the space to their own taste.



Bedroom 1

A generously proportioned double bedroom offering ample space for a full range of bedroom furniture. A large window provides plenty of natural light, with a central heating radiator positioned beneath. Finished in neutral tones with carpeting and decorative ceiling coving, this is a bright and versatile principal bedroom.



Bedroom 2

Another well-proportioned bedroom with space to accommodate a double bed and additional freestanding furniture. The room benefits from a window providing natural light, central heating radiator, neutral décor and carpeting, making it an ideal second bedroom, guest room or children's bedroom.

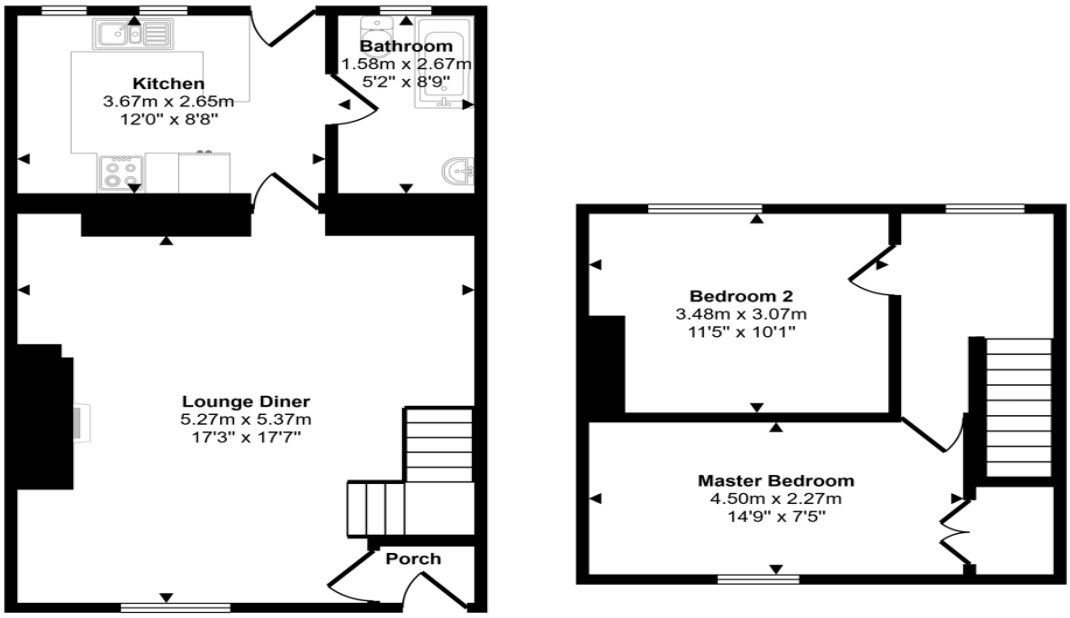


Exterior rear

To the rear is an enclosed courtyard-style garden providing useful private outdoor space. The area is enclosed by traditional stone walling and fencing, with gated access to the rear. There is space for outdoor seating, planting and pots, offering an excellent opportunity for a purchaser to create an attractive, low-maintenance outside area.



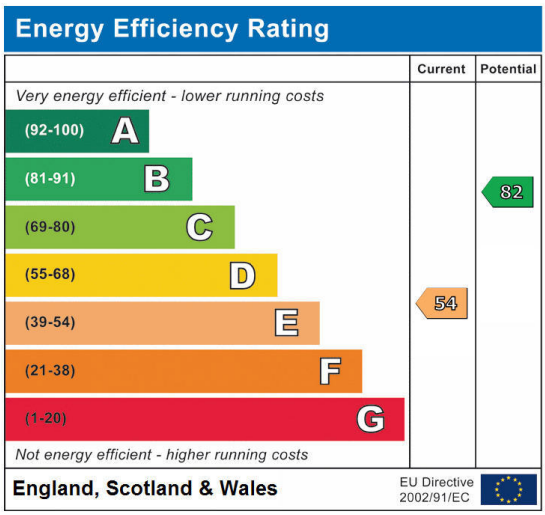
Approx Gross Internal Area
76 sq m / 823 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 30 sq m / 320 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.



Garden Street, Newbotle, Houghton Le Spring, Tyne and Wear, DH4 4HF

Contact your local branch today for more information on this property:

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