



4 bed detached house to buy in

Cricklewood Drive, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7EA

£299,950

 x 4  x 2  x 2

Tenure

Freehold

Property features

- ✓ Detached Family Home
- ✓ Four Bedrooms
- ✓ Multi Car & Double Garage
- ✓ Private Rear Garden
- ✓ EPC Rating D

Double Garage parking

Garden

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****DETACHED FAMILY HOME**FOUR BEDROOMS**PRINCIPAL BEDROOM WITH EN-SUITE**DOUBLE GARAGE & MULTI CAR DRIVEWAY**PRIVATE REAR GARDEN**HIGHLY DESIRABLE CUL-DE-SAC LOCATION****

Pattinson Estate Agents are pleased to offer to the market this spacious detached family home, featuring four generous bedrooms, a double garage and driveway . Occupying a prime position on the ever-popular Cricklewood Drive in Penshaw, the property is perfectly positioned, which is in close range to local shops and other amenities, well-regarded schools, excellent public transport links and major road connections via the A19. Herrington Country Park and Barnwell Academy are both within walking distance, while Sunderland and Newcastle City Centres are only a short drive away.

Beautifully presented and spacious throughout, the accommodation briefly comprises: entrance/hallway, a generous lounge with open access into the dining room, a stylish kitchen and a ground floor W.C. To the first floor lies a principal bedroom with an en-suite, three additional well proportioned bedrooms and a modern three piece family bathroom.

Externally, the property enjoys a front garden, a multi car driveway leading to a double garage and to the rear there is a generous garden, with the benefit of not being overlooked.

Externally, the property features a front garden, a multi car driveway and a double garage, to the rear there is a good sized, fully enclosed garden.

Council Tax Band: D

Tenure: Freehold

Price: £299,950

Property Type: Detached House

USPs: Garden

Parking: Double Garage, Driveway

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge, kitchen, ground floor W.C and the first floor staircase.



Lounge

5.01m x 3.35m (16'5" x 10'11")

Spacious lounge with laminate flooring, two radiators and a double glazed front aspect bay window. The lounge also gives open flow access to the dining area.



Dining Room

3.15m x 3.10m (10'4" x 10'2")

The diner has laminate flooring, a radiator and French doors leading to the rear garden.



Kitchen

3.00m x 4.96m (9'10" x 16'3")

Stylish kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, plumbing for a washing machine, integrated dishwasher and oven with a 5 burner gas hob. Laminate flooring, tiled splash back, a radiator, two double glazed windows and an external door leading to the rear garden.



Ground Floor W.C

1.67m x 0.90m (5'5" x 2'11")

Convenient downstairs W.C with a hand wash basin and vanity cupboards, tile flooring, tiled walls, heated towel rail and a double glazed window.

Principal Bedroom

3.84m x 3.45m (12'7" x 11'3")

Double bedroom with an en-suite, carpet flooring, fitted wardrobes, a radiator and two double glazed front aspect windows.



En-suite

2.03m x 1.82m (6'7" x 5'11")

Spacious en-suite with a shower cubicle, WC, hand wash basin and vanity cupboards. Vinyl flooring, tiled walls, a heated towel rail and a double glazed window.



Bedroom Two

2.62m x 3.43m (8'7" x 11'3")

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



Bedroom Three

2.69m x 2.77m (8'9" x 9'1")

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



Bedroom Four

2.73m x 2.63m (8'11" x 8'7")

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

Bathroom

1.72m x 2.09m (5'7" x 6'10")

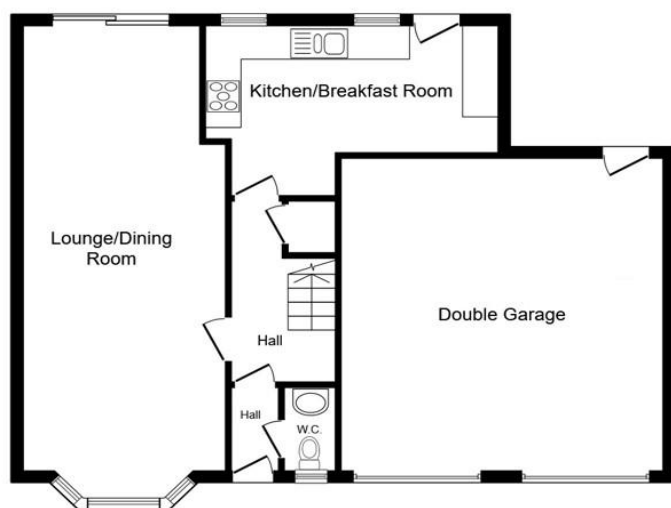
Modern three piece bathroom benefiting from a paneled bath with an overhead shower. WC, hand wash basin and vanity cupboards. Vinyl flooring, tiled walls, a heated towel rail and a double glazed rear aspect window.



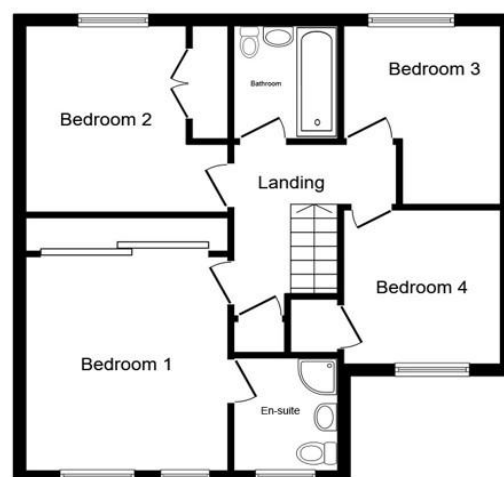
External

Externally, to the front of the property there is an open lawn with mature shrubs, bushes and a tree, along with a multi car driveway leading to a double garage. To the rear there is a generous garden laid to lawn, featuring a pond and a patio area adjacent to the property. The rear garden also benefits from access to the garage and enjoys a private aspect, as it is not overlooked.





Ground Floor



First Floor

Total floor area: 140.2 sq.m. (1,509 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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

Cricklewood Drive, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7EA

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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