



3 bed semi-detached house to buy in DH4

Carlisle Crescent, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7RD

£184,950

 x3  x1  x1

Tenure
Freehold

Property features

-  Semi-Detached Family Home
-  Three Bedrooms
-  Garage & Driveway
-  South/East Facing Garden
-  EPC Rating C

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

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Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SEMI-DETACHED HOME**THREE BEDROOMS**SOUTH/EAST REAR GARDEN**GARAGE & DRIVEWAY**SOUGHT AFTER LOCATION**SHORT DRIVE TO HERRINGTON COUNTRY PARK****

Pattinson Estate Agents are excited to welcome to the market this impressive three bed, semi-detached home, situated on the highly desirable Carlisle Crescent in Penshaw, Houghton Le Spring. Perfectly Positioned within easy access to local shops and other amenities, good public transport and major road links via the A19. Also ideally located within a short drive to multiple country parks, Sunderland & Durham City Centres.

This family residence has been renovated to a very high standard and briefly consists:- entrance/porch, lounge, modern kitchen/dining room with bi-fold doors leading to the rear garden, a utility room and ground floor W.C. To the first floor lies three well proportioned rooms and a stylish three piece bathroom, to the front there is a garden, driveway and garage, to the rear is a private South/East facing garden with a new decked area.

Early viewing comes highly 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: £184,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Porch

Property entrance leading to the porch, which gives access to the hallway. The hallway also has laminate flooring, a radiator and under stair storage cupboards.



Lounge

4.30m x 3.47m (14'1" x 11'4")

Bright and airy lounge with carpet flooring, a radiator and a double glazed front aspect window. The lounge also has feature wooden beam above a recess fireplace, which has integrated spot lights.



Kitchen/Dining Room

3.20m x 5.47m (10'5" x 17'11")

Modern kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces, a composite sink unit, plumbing for a dishwasher and an integrated oven with an induction hob. Laminate flooring, tiled splash back, two vertical radiators, a double glazed window and bi-fold doors leading to the rear garden. The kitchen also gives open flow access to the utility area.



Utility

2.58m x 2.56m (8'5" x 8'4")

The area has fitted upper and lower units with contrasting work surfaces, plumbing for a washing machine and space for a dryer. Laminate flooring, a radiator and a double glazed rear aspect window.



Ground Floor W.C

1.25m x 1.00m (4'1" x 3'3")

Convenient downstairs W.C with hand wash basin and vanity cupboards, laminate flooring, partly tiled walls and a double glazed rear aspect window.



Bedroom One

3.60m x 3.57m (11'9" x 11'8")

Double bedroom with carpet flooring, a radiator and a double glazed front aspect window, which gives stunning views over Penshaw.



Bedroom Two

3.25m x 3.59m (10'7" x 11'9")

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



Bedroom Three

2.69m x 2.33m (8'9" x 7'7")

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



Bathroom

1.76m x 2.62m (5'9" x 8'7")

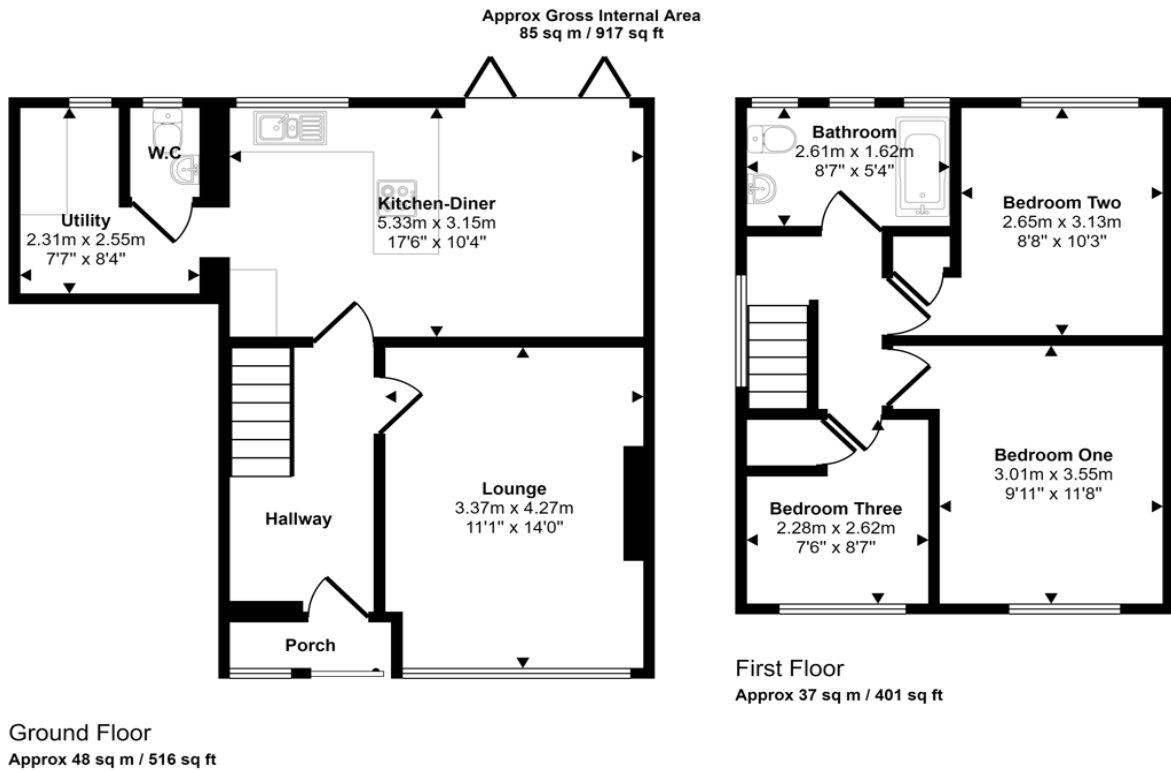
Stylish three piece bathroom benefiting from a paneled bath with an overhead waterfall shower, W.C and a hand wash basin with vanity draws. Tiled flooring, tiled walls, heated towel rail and three double glazed windows.



Rear External

Externally to the rear there is a private South/East facing garden, laid to lawn and a newly fitted raised decked area.





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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(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	

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

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