



3 bed semi-detached house to buy in DH4

Birkdale Drive, Shiney Row, Houghton Le Spring, Tyne and Wear, DH4 4QH

£184,950

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Semi-Detached Family Home
- ✓ Three Double Bedrooms
- ✓ Garage & Driveway
- ✓ North/West Facing Rear Garden
- ✓ EPC Rating C

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ 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

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SEMI-DETACHED FAMILY HOME**THREE DOUBLE BEDROOMS**GARAGE & DRIVEWAY**PRIVATE NORTH/WEST FACING GARDEN**SOUGHT AFTER LOCATION****

Pattinson Estate Agents are excited to welcome to the market this impressive three bedroomed semi detached family house situated in the sought after location Birkdale Drive, Houghton Le Spring. This lovely family home is perfectly located within close proximity to local shops and other amenities, popular local schools, good public transport and multiple major road links. This home is within walking distance to Elba Park and just a short drive to Herrington Country Park, Sunderland and Durham City Centre's.

This splendid family residence is spacious throughout and briefly consists:- Entrance/porch, open plan lounge/dining room, modern kitchen and a conservatory. To the first floor lies three double bedrooms and the original en-suite has been thoughtfully reconfigured to create a spacious four piece Jack and Jill family bathroom. Externally to the front there is an open garden with a driveway and garage, to the rear there is a North/West facing rear garden, which benefits from not being overlooked.

Internal inspection is highly advised to appreciate this unique family residence and can be arranged by contacting our Houghton branch.

Council Tax Band: C

Tenure: Freehold

Price: £184,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof 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

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

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

Property entrance leading to the porch, which has quality Karndean flooring and a radiator.

Lounge/Dining Room

7.09m x 3.24m (23'3" x 10'7")

Open plan lounge/diner benefiting from Karndean flooring, two radiators, a double glazed front aspect box style window and patio doors leading to the conservatory.



Kitchen

3.73m x 3.36m (12'2" x 11'0")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, a stainless sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Tile flooring, tiled splash back, a radiator, double glazed rear aspect window and an external door leading to the rear garden.



Conservatroy

2.96m x 2.57m (9'8" x 8'5")

Double glazed conservatory with tile flooring and an external door leading to the rear garden.



Bedroom One

3.37m x 2.78m (11'0" x 9'1")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window. This bedroom also gives a 'Jack & Jill' style access to the four piece bathroom.



Bedroom Two

2.57m x 2.79m (8'5" x 9'1")

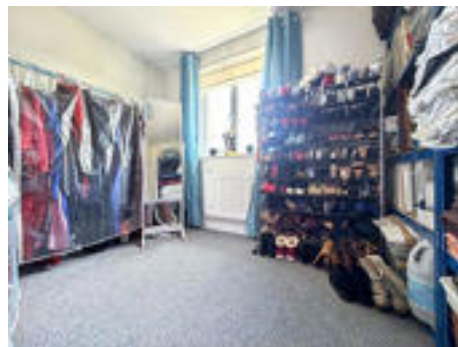
Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



Bedroom Three

2.55m x 3.01m (8'4" x 9'10")

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



Bathroom

3.08m x 2.42m (10'1" x 7'11")

Modern Four piece bathroom benefiting from a paneled bath with a shower mixer tap, a walk-in shower, a hand wash basin and WC. Tiled flooring, tiled walls, vanity draws, a heated towel rail and two double glazed windows.



External

Externally to the front there is an open garden which has the advantage of being low maintenance, a driveway and garage. To the rear there is a North/West facing garden, which is also low maintenance. The rear garden also has the additional bonus of not being overlooked.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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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