

2 bed terraced house to buy in

Electric Crescent, Houghton Le Spring,
Tyne and Wear, DH4 4SZ

£99,950

x 2 x 1 x 2

Tenure

Freehold

On Street parking

Garden

Property features

- Spacious Family Home
- Two Bedrooms
- Stylish Four Piece Bathroom
- Two Reception Rooms
- EPC Rating C

Key Information

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

Arrange a viewing

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Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

SPACIOUS FAMILY HOMETWO BEDROOMS**STYLISH KITCHEN & FOUR PIECE BATHROOM**GENEROUS REAR YARD**SOUGHT AFTER LOCATION**

Pattinson Estate Agents are delighted to welcome to the market this impressive two bed family home, ideally situated on the sought-after Electric Crescent in Houghton Le Spring. Modernly presented throughout, this spacious property is perfectly positioned close to a range of local shops and amenities, excellent public transport links, and major road connections via the A690. The home is also within walking distance of popular local schools and just a short drive from Elba Park, Rainton Meadows Nature Reserve, Sunderland City Centre and Durham City Centre.

This well maintained family home offers spacious accommodation throughout and briefly comprises:- entrance/hallway, a welcoming lounge featuring an original fireplace, a separate dining room, and a stylish kitchen. To the first floor are two well proportioned bedrooms and a beautiful four-piece family bathroom. Externally, the property benefits from an enclosed front garden and a generous private rear yard.

Early viewing is highly recommended to fully appreciate the size, condition and desirable location of this fantastic home. Please contact our Houghton branch today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £99,950

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has tile flooring and a radiator.



Lounge

3.94m x 3.52m (12'11" x 11'6")

Spacious lounge with wooden flooring, original fireplace, a radiator and a double glazed front aspect window.



Dining Room

3.80m x 4.66m (12'5" x 15'3")

Separate diner with laminate flooring, a bar area and a radiator.



Rear Lobby

The rear lobby has laminate flooring, a vertical radiator and French doors leading to the rear yard. This area also gives open flow access to the kitchen.



Kitchen

6.00m x 1.81m (19'8" x 5'11")

Modern kitchen benefiting from a range of upper, lower and full length units with contrasting square edge worksurfaces and matching up-stands, plumbing for a washing machine, integrated dishwasher, oven and an induction hob. Laminate flooring, a column radiator and three double glazed rear aspect windows.



Bedroom One

3.97m x 4.63m (13'0" x 15'2")

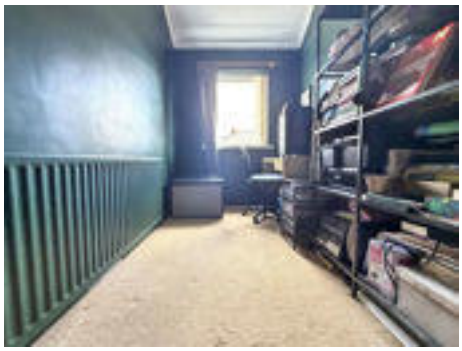
Double bedroom with carpet flooring, storage cupboard, a radiator and a double glazed front aspect window.



Bedroom Two

3.85m x 1.81m (12'7" x 5'11")

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



Bathroom

2.84m x 2.69m (9'3" x 8'9")

Stunning four piece bathroom with a free standing bath, a walk-in shower, hand wash basin and WC. Tile flooring, tiled splash back, vanity draws, a heated towel rail and a double glazed window.



External

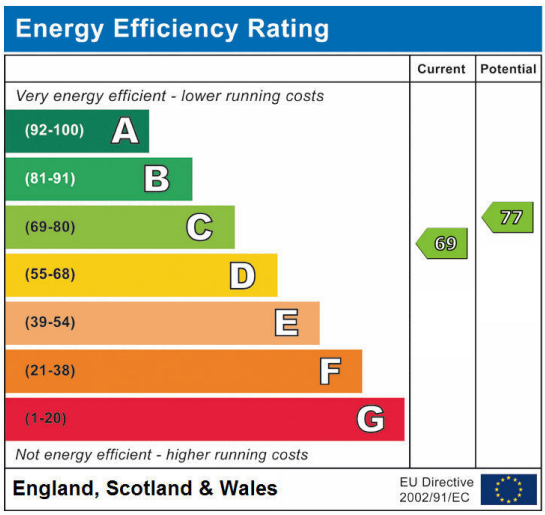
Externally, to the front there is an enclosed garden and to the rear there is a generous yard.





Total floor area: 91.4 sq.m. (983 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



Electric Crescent, Houghton Le Spring, Tyne and Wear, DH4 4SZ

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

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