



## 2 bed bungalow to buy in DH5

Four Lane Ends, Hetton-le-Hole, Houghton  
Le Spring, Tyne and Wear, DH5 0AA

# £144,950

 x2  x1  x1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Cottage Style Bungalow
- ✓ Detached
- ✓ Two Bedrooms & Two Loft Rooms
- ✓ South/West Facing Garden & Detached Garage
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

0191 5120933  
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*DETACHED COTTAGE STYLE BUNGALOW\*\*TWO DOUBLE BEDROOMS\*\*TWO LOFT ROOMS\*\*OPEN PLAN LOUNGE/DINING ROOM\*\*ENCLOSED SOUTH/WEST FACING GARDEN\*GARAGE\*\*POPULAR LOCATION**

Pattinson Estate Agents are excited to welcome to the market this detached two bed bungalow, located on the popular street of Four Lands Ends, Houghton Le Spring. Perfectly positioned within close proximity to local amenities and other amenities, great transport links and major road links via A19. Also within walking distance to popular local school and Hetton Lyon Country Park, this residence also has the additional benefit of been a short drive to Houghton Le Spring, Sunderland & Durham City Centre's.

This well presented cottage style bungalow briefly consists of:- Entrance/hallway, open lounge/dining room, modern kitchen/breakfast area, two double bedrooms and a generous three piece bathroom. Taking the staircase will grant access to two loft rooms, both with radiators and Velux windows, externally to the rear there is a private South/West facing garden and a detached garage.

Early viewings come highly recommended to appreciate the size and standard of this property. Please call our Houghton Branch to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: Offers In Excess Of £144,950

Property Type: Bungalow

USPs: Garden

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to a multitude of rooms.

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## Lounge/Dining Room

7.52m x 5.32m (24'8" x 17'5")

Open plan lounge/diner with carpet flooring, multi fuel burner, storage cupboard, radiator and a double glazed front aspect window.



## Kitchen/Breakfasting Area

3.65m x 3.97m (11'11" x 13'0")

Modern kitchen/breakfast area benefiting from a range of upper and lower shaker style units with contrasting square edge worksurfaces, stainless steel sink unit, integrated dishwasher and an oven with a ceramic hob. Laminate flooring, tiled splash back, radiator, double glazed rear aspect window and an external door leading to the rear garden.



## Bedroom One

3.79m x 2.92m (12'5" x 9'6")

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



## Bedroom Two

3.56m x 2.85m (11'8" x 9'4")

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



## Bathroom

3.78m x 1.56m (12'4" x 5'1")

Generous three piece bathroom benefiting from a paneled bath with an overhead shower, W.C and a hand wash basin with a vanity unit. Ceramic tiled flooring, partly tiled ceramic wall, radiator and a double glazed rear aspect window.



## Loft Room One

3.73m x 3.65m (12'2" x 11'11")

The first loft room has carpet flooring, radiator and a Velux window.



## Loft Room Two

3.37m x 3.64m (11'0" x 11'11")

The second loft room has carpet flooring, radiator and a Velux window.



## External

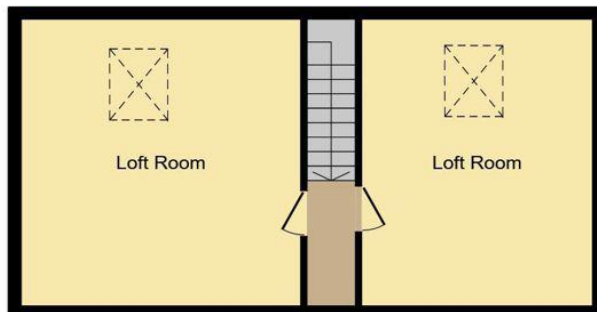
Externally to the rear there is a private South/West facing garden laid to lawn with a decked area and planters. There is also a detached garage, which can be accessed from inside of the garden.





### Ground Floor

Floor area 67.7 sq.m. (729 sq.ft.)



### First Floor

Floor area 47.0 sq.m. (506 sq.ft.)

**TOTAL: 114.7 sq.m. (1,235 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Four Lane Ends, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 0AA

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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