

3 bed terraced house to buy in

Station Avenue North, Fencehouses, Houghton Le Spring, Tyne and Wear, DH4 6HT

£65,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

On Street parking

Property features

- Ideal First Time Buy Or Investment Opportunity
- Spacious family Home
- Three Bedrooms
- 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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- Flexible viewing slots
- Accompanied viewings

Description

SPACIOUS FAMILY HOMETHREE BEDROOMS**TWO RECEPTION ROOMS**PRIVATE REAR YARD**SOUGHT AFTER LOCATION**WALKING DISTANCE TO LOCAL SCHOOLS**

Pattinson Estate Agents are delighted to present to the market this spacious three bed family home, ideally situated on the popular Station Avenue North in Fencehouses, Houghton Le Spring. Perfectly positioned within close proximity to local shops and amenities, excellent public transport links, and major road connections via the A1(M). It is also within walking distance of a selection of well regarded local schools and just a short drive from Elba Park, Rainton Meadows Nature Reserve, Sunderland City Centre and Durham City Centre.

Well presented and spacious throughout, the accommodation briefly comprises:- entrance/hallway, a spacious lounge, a separate dining room, a fitted kitchen and a three piece bathroom. To the first floor are three well proportioned bedrooms. Externally, the property benefits from an enclosed forecourt to the front and a private rear yard.

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

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

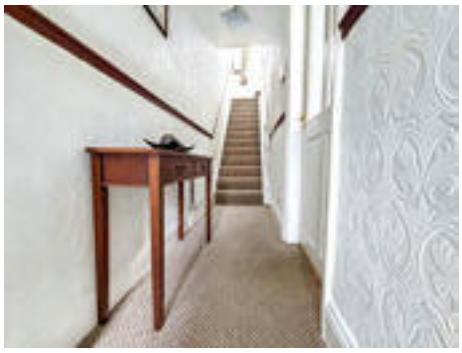
Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has a mixture of laminate and carpet flooring, as well as a radiator.



Dining Room

4.80m x 3.83m (15'8" x 12'6")

The diner has laminate flooring, a radiator and a double glazed front aspect bay window. The diner also gives open flow access to the lounge.



Lounge

4.50m x 3.82m (14'9" x 12'6")

Spacious lounge with laminate flooring, a feature electric fireplace, a radiator and a double glazed rear aspect window.



Kitchen

6.24m x 2.37m (20'5" x 7'9")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, composite sink unit, a free standing one, plumbing for washing machine and space for a dryer. Laminate tiled flooring, tiled splash back, two storage cupboards, a radiator, double glazed window and an external door leading to the rear yard.



Bathroom

3.57m x 2.16m (11'8" x 7'1")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Tile flooring, UPVC cladded walls, a radiator and two double glazed windows.



First Floor Hallway

The first floor hallway gives access to each bedroom and has storage cupboards.



Bedroom One

4.12m x 3.03m (13'6" x 9'11")

Double bedroom with laminate flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



Bedroom Two

4.44m x 3.03m (14'6" x 9'11")

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



Bedroom Three

3.17m x 1.79m (10'4" x 5'10")

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



External

Externally to the front there is an enclosed forecourt and a private yard to the rear.

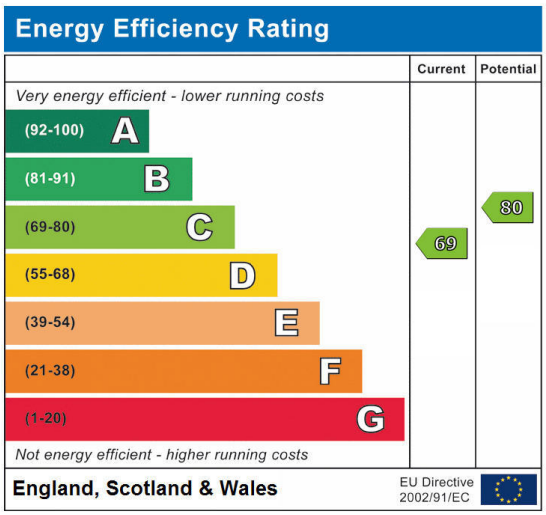
Approx Gross Internal Area
95 sq m / 1022 sq ft



Ground Floor
Approx 56 sq m / 603 sq ft

First Floor
Approx 39 sq m / 419 sq ft

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.



Station Avenue North, Fencehouses, Houghton Le Spring, Tyne and Wear, DH4 6HT

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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