



2 bed terraced house to buy in

South View, Shiney Row, Houghton Le Spring, Tyne and Wear, DH4 4JR

£35,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ Perfect Investment Or First Time
- ✓ Two Double Bedrooms
- ✓ Modern Bathroom
- ✓ South Facing Rear Garden
- ✓ EPC Rating C

On Street parking

Garden

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**TWO DOUBLE BEDROOMS**MODERN BATHROOM**SOUTH FACING REAR GARDEN**POPULAR LOCATION**WALKING DISTANCE TO HERRINGTON COUNTRY PARK****

Pattinson Estate Agents are delighted to bring to the market this impressive two bed family home, located on popular street of South View, Houghton Le Spring. Perfectly positioned within close proximity to shops and other amenities, great public transport and major road links via the A690. Also within walking distance to popular local schools and Herrington Country Park, as well as being a short drive to Sunderland and Durham City Centre's.

This family residence is spacious throughout and briefly consists of:- Entrance/hallway, spacious lounge, kitchen/dining room and a modern three piece bathroom. To the first floor lies two double bedrooms, externally to the front of the property there is an enclosed yard and a private South facing garden to the rear.

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

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the kitchen/diner and bathroom.

Lounge

4.26m x 3.51m (13'11" x 11'6")

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



Kitchen/Dining Room

3.62m x 4.76m (11'10" x 15'7")

The kitchen/diner benefits from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a hob. Vinyl flooring, tiled splash back, a storage cupboard, radiator and a double glazed front aspect window.



Bathroom

2.31m x 2.06m (7'6" x 6'9")

Modern three piece bathroom benefiting from a walk-in shower, hand wash basin and WC. Laminate flooring, UPVC cladded walls, a radiator and a double glazed window.



Rear Hallway

The rear hallway gives access to the lounge and the first floor staircase, there is also an external door leading to the rear garden.

Bedroom One

4.26m x 4.75m (13'11" x 15'7")

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



Bedroom Two

3.66m x 4.76m (12'0" x 15'7")

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

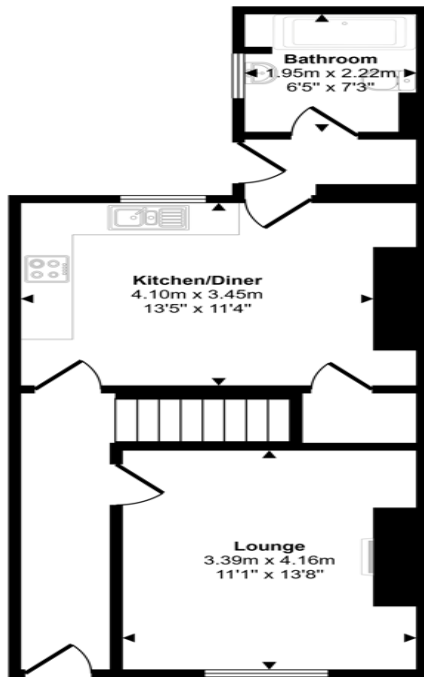


External

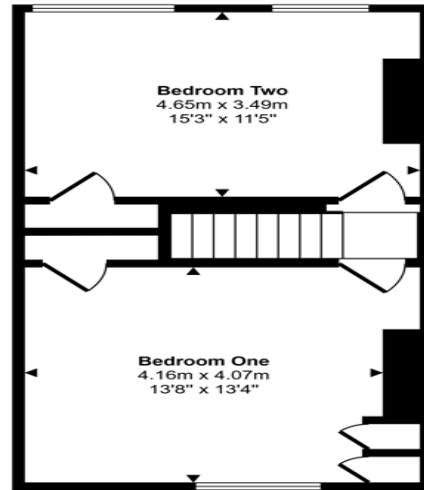
Externally, to the front there is an enclosed yard with two brick built outhouses. To there lies a South facing rear garden.



Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 47 sq m / 510 sq ft



First Floor
Approx 41 sq m / 443 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(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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