



2 bed terraced house to buy in

Wynyard Street, Fencehouses, Houghton
Le Spring, Tyne and Wear, DH4 6LS

£85,000

 x 2  x 1  x 1

Tenure

Freehold

Off Street parking

Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Loft Space Accessed Via A
- ✓ Off Road Parking
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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**LOFT SPACE ACCESSED VIA A SEPERATE STAIRCASE**OFF ROAD PARKING**POPULAR LOCATION****

Pattinson Estate Agents are excited to welcome to the market this well presented family home, which boasts two double bedrooms and a loft space that can be accessed via a separate staircase. Perfectly positioned on the popular Wynyard street, Houghton Le Spring within close proximity to local shops and other amenities, popular local schools great public transport and major road links via the A1. Ideally located within a short drive to Elba Park, Rainton Meadows Nature Reserve , Durham & Sunderland City Centre's

This impressive home is spacious throughout and briefly comprises:-entrance/hallway, spacious lounge and an open plan kitchen/dining room. To the first floor lies two double bedrooms and a three piece family bathroom, in addition there is a separate staircase leading to the a loft space. Externally, to the rear there is a private yard, which gives the options for off road parking.

The property also benefits from a new boiler and roof in recent years, which are both still under warranty.

Early viewing comes 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: £85,000

Property Type: Terraced House

Parking: Off Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and and first floor staircase.

Lounge

4.84m x 4.51m (15'10" x 14'9")

Spacious lounge with laminate flooring, a multi fuel burner with a feature wooden beam, radiator and a double glazed front aspect window.



Kitchen/Dining Room

2.78m x 4.52m (9'1" x 14'9")

Open plan kitchen/diner benefiting from a range upper and lower units with contrasting worksurfaces with matching upstands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Laminate flooring, a radiator, double glazed rear aspect window and French doors leading to the rear yard.



First Floor Landing

The first floor landing gives access to each room and a separate staircase leading to the loft space.

Bedroom One

4.86m x 2.67m (15'11" x 8'9")

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



Bedroom Two

2.83m x 3.48m (9'3" x 11'5")

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



Bathroom

1.84m x 1.62m (6'0" x 5'3")

Three piece bathroom benefiting from a paneled bath with and overhead waterfall shower, hand wash basin and WC. Vinyl flooring, tiled walls, a radiator and a double glazed rear aspect window.



Loft Space

4.59m x 4.45m (15'0" x 14'7")

The loft space has laminate flooring, a storage cupboard and a Velux window.

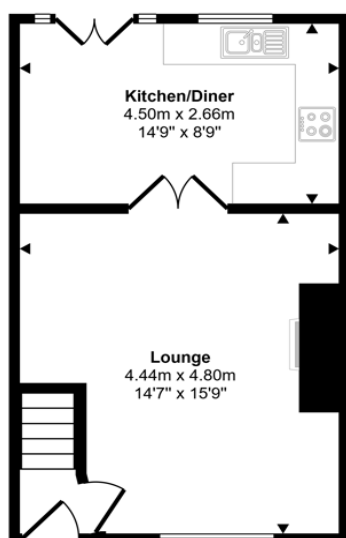


External

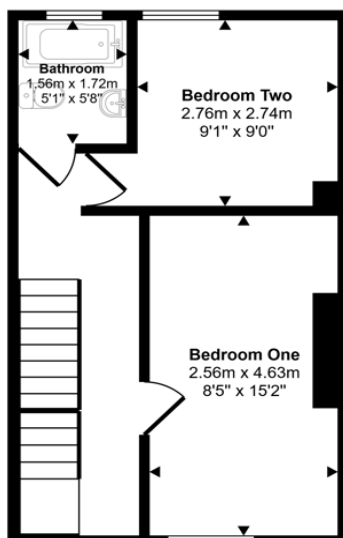
Externally, to the rear there is an enclosed yard, which gives gated access for off road parking.



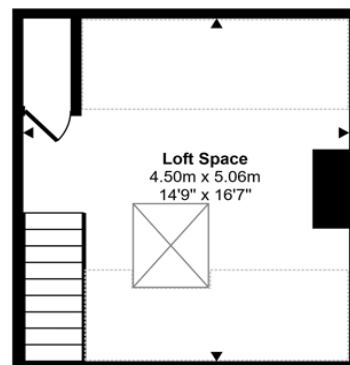
Approx Gross Internal Area
90 sq m / 967 sq ft



Ground Floor
Approx 34 sq m / 364 sq ft



First Floor
Approx 33 sq m / 358 sq ft



Second Floor
Approx 23 sq m / 245 sq ft

Denotes head height below 1.5m

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		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Wynyrd Street, Fencehouses, Houghton Le Spring, Tyne and Wear, DH4 6LS

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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