



2 bed terraced house to buy in

Gill Crescent North, Houghton Le Spring,
Durham, DH4 6AW

£52,500 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Fitted Kitchen & Four Piece
- ✓ Popular Location

Key Information

- ✓ Council Tax: Band A
- ✓ 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 BEDROOM**TWO RECEPTION ROOMS**FITTED KITCHEN**FOUR
PIECE BATHROOM**POPULAR AREA**POTENTIAL RENTAL INCOME OF £600/650 PCM****

Pattinson Estate Agents are pleased to welcome to the market this spacious two bedroom home, situated in the popular area of Gill Crescent North, Fencehouses, Houghton Le Spring. Ideally positioned within close proximity to local shops and a range of everyday amenities, excellent transport links and major road connections via the A1(M). The property is also within walking distance of a selection of popular schools, as well as being a short drive from Elba Park, Rainton Meadows Nature Reserve, Sunderland and Durham City Centres.

The property is spacious throughout and offers plenty of potential, briefly comprising:- Entrance/hallway, spacious lounge, dining room and a fitted kitchen. To the first floor lies two double bedrooms and a four piece bathroom. Externally, to the front there is an enclosed forecourt, with an enclosed yard to the rear.

Early viewing comes highly recommended to fully 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 £52,500

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrane/Hallway

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

Lounge

3.94m x 3.49m (12'11" x 11'5")

Spacious lounge with a feature fire place, radiator and a double glazed front aspect window.



Dining Room

4.37m x 3.49m (14'4" x 11'5")

Separate diner a storage cupboard, radiator and a double glazed rear aspect window.



Kitchen

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit and plumbing for a washing machine. Tile flooring, a radiator, double glazed window and an external door leading to the rear yard.



Bedroom One

3.78m x 4.67m (12'4" x 15'3")

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



Bedroom Two

4.40m x 2.57m (14'5" x 8'5")

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



Bathroom

2.71m x 2.25m (8'10" x 7'4")

Four piece bathroom benefiting from a paneled bath, shower cubicle, hand wash basin and WC. Tiled walls, a radiator and a double glazed front aspect window.

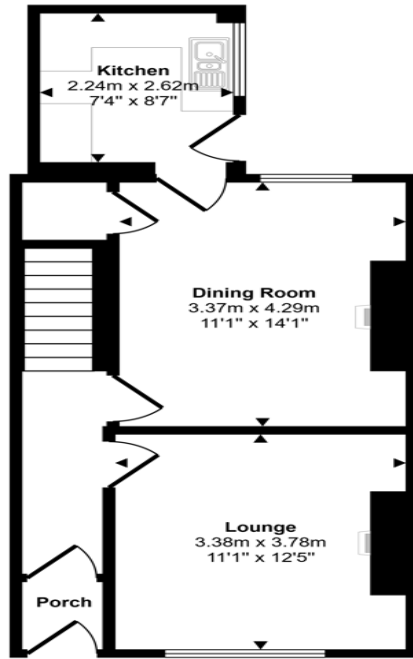


External

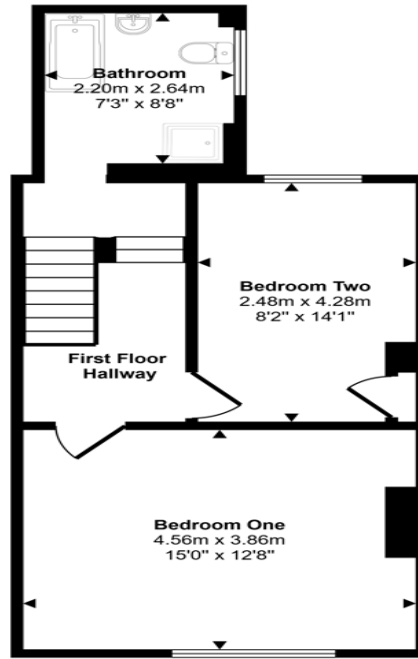
Externally, to the front there is a forecourt and an enclosed yard to the rear.



Approx Gross Internal Area
88 sq m / 943 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft



First Floor
Approx 44 sq m / 475 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.

Gill Crescent North, Houghton Le Spring, Durham, DH4 6AW

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

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