

3 bed semi-detached house to buy in DH4

Fletcher Crescent, New Herrington, Houghton Le Spring, Tyne and Wear, DH4 4LU

£114,950

x 3 x 1 x 2

Tenure

Freehold

On Street parking

Garden

Property features

- Extended Family Home
- Semi-Detached
- Three Bedrooms
- Front & Rear Gardens
- EPC Rating F

Key Information

- Council Tax: Band A
- EPC Rating: F
- Heating supply: Electric

Arrange a viewing

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Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

EXTENDED FAMILY HOMESEMI-DETACHED**THREE BEDROOMS**FRONT & REAR GARDEN**POPULAR CUL-DE-SAC LOCATION**NO ONWARD CHAIN**

Pattinson Estate Agents are excited to welcome to the market this extended semi-detached family home, which boasts three bedrooms and is located on the desirable cul-de-sac of Fletcher Crescent, New Herrington, Houghton Le Spring. Perfectly positioned within easy access of local shops and other amenities, sought after schools, good public transport and major road links the A19. Also within walking distance to Herrington Country Park, as well as being a short drive Houghton Le Spring, Durham & Sunderland City Centres.

The residential home has being extended and is spacious throughout briefly comprises of: Entrance/porch, lounge, dining room, kitchen, sun room and a ground floor W.C. To the first floor lies three well proportioned bedrooms and a three piece family bathroom, externally there is an enclosed front garden and to the rear there is a private garden with an outbuilding.

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: Offers In Excess Of £114,950

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: On Street

Heating: Electric, Solid Fuel

Entrance/Porch

1.32m x 1.90m (4'3" x 6'2")

Property entrance leading to the porch, which has parquet flooring and wall mounted electric radiator.



Lounge

4.12m x 3.63m (13'6" x 11'10")

Spacious lounge with carpet flooring, feature fireplace, wall mounted electric radiator and a double glazed front aspect bow window.



Dining Room

3.50m x 3.52m (11'5" x 11'6")

Separate diner with carpet flooring, wall mounted electric radiator and two double glazed windows.



Kitchen

3.72m x 2.75m (12'2" x 9'0")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces with wooden upstands, ceramic sink unit, hide-a-way cupboard for a washing machine, complete with an integrated oven with a ceramic hob. Tiled flooring, pantry cupboard, a radiator and two double glazed windows, the kitchen also gives open flow to the sun room.



Sun Room

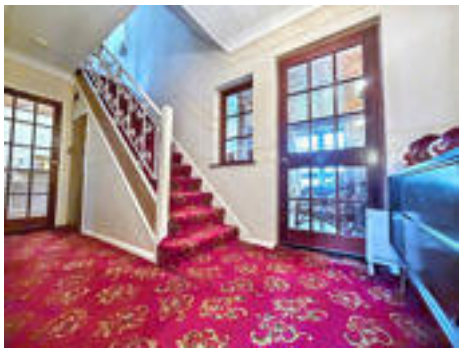
2.67m x 1.95m (8'9" x 6'4")

The sun room has parquet flooring, a wall mounted electric radiator and dual doors leading to the rear garden.



Hallway

The hallway has carpet flooring and a storage cupboard.



Rear Hallway

The rear hallway gives access to a ground floor W.C, a storage cupboard and an external door leading to the side of the property.

Ground Floor W.C

1.43m x 0.98m (4'8" x 3'2")

Convenient downstairs W.C with tile vinyl and double glazed window.



Bedroom One

3.51m x 3.61m (11'6" x 11'10")

Double bedroom with carpet flooring, a wall mounted electric radiator and a double glazed window.



Bedroom Two

3.61m x 3.11m (11'10" x 10'2")

Double bedroom with carpet flooring, integrated wardrobes, a storage cupboard, wall mounted radiator and a double glazed window.



Bedroom Three

2.47m x 2.67m (8'1" x 8'9")

Third bedroom with carpet flooring, storage cupboard, radiator and a double glazed window.



Bathroom

1.87m x 1.66m (6'1" x 5'5")

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



External

Externally, to the front there is an enclosed garden with mature bushes and open access to the rear garden. To the rear lies a private garden laid lawn with a patio area and mature bushes. There is also the benefit of a useful outbuilding.



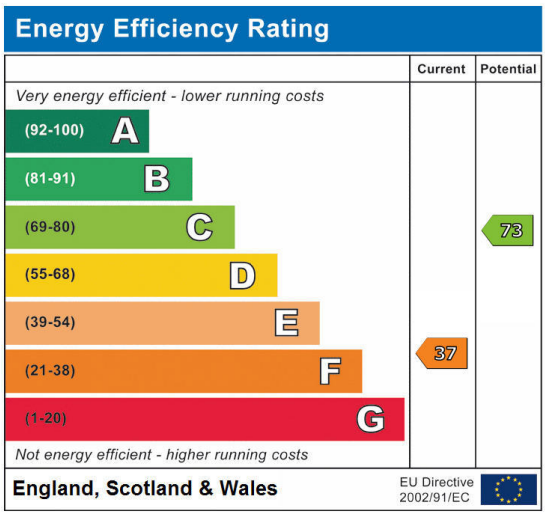
Approx Gross Internal Area
114 sq m / 1223 sq ft



Ground Floor
Approx 69 sq m / 740 sq ft

First Floor
Approx 45 sq m / 484 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.



Fletcher Crescent, New Herrington, Houghton Le Spring, Tyne and Wear, DH4 4LU

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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