

2 bed terraced house to buy in

Cairn Hill Terrace, Newbottle, Houghton Le Spring, Tyne & Wear, DH4 4SP

£120,000

x 2 x 1 x 1

Tenure

Freehold

Garage parking

Garden

Property features

- Spacious Family Home
- Two Double Bedrooms
- Stylish Kitchen/Dining Room
- Garage
- EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
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- Flexible viewing slots
- Accompanied viewings

Description

SPACIOUS FAMILY HOMETWO DOUBLE BEDROOMS**MODERN KITCHEN**UTILITY ROOM**GARAGE**LARGE REAR GARDEN**SOUGHT AFTER LOCATION**

Pattinson Estate Agents are happy to welcome to the market this impressive two bed family home, situated on the sought after area of Cairn Hill Terrace, Newbottle, Houghton Le Spring. This well presented property is perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to popular local schools, as well as being a short dive to Elba Park, Rainton Meadows Nature Reserve, Sunderland and Durham City Centres.

This family residence is well maintained and spacious throughout, briefly consists:- Entrance/hallway, spacious lounge, a modern open plan kitchen/dining room and a utility area. To the first floor lies two double bedrooms and a stylish three piece bathroom. Externally, the property benefits from enclosed gardens to the front and rear, with the additional benefit of a garage and a large garden situated adjacent to the rear street.

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

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Terraced House

USPs: Garden

Parking: Garage

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring, a radiator and under stair storage.

Lounge

5.17m x 3.15m (16'11" x 10'4")

Spacious lounge with carpet flooring, feature fireplace, fitted cupboards, radiator and a double glazed front aspect bay window. the lounge also gives open flow access to the kitchen/diner.



Kitchen/Dining Room

3.18m x 4.67m (10'5" x 15'3")

Stylish kitchen/diner featuring a range of upper, lower and full height units with contrasting square edged worktops and matching splashbacks. Further benefits include a composite sink unit, Rangemaster oven with a five burner gas hob and an integrated under-counter fridge. Wooden flooring, a column radiator and a double-glazed rear aspect window.



Utility Area

4.11m x 1.76m (13'5" x 5'9")

The utility room has fitted base units, worktops, a stainless sink unit, plumbing for a washing machine and space for a dryer. Complete with wooden flooring, a radiator, double gazed window and an external door leading to the rear garden.



Bedroom One

3.83m x 3.63m (12'6" x 11'10")

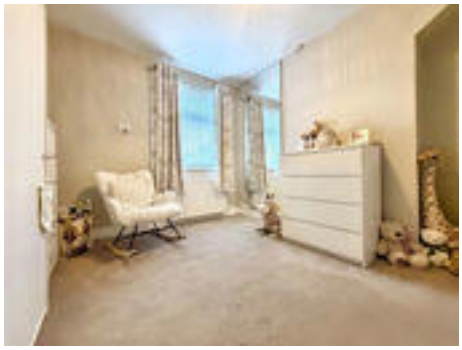
Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



Bedroom Two

3.67m x 2.96m (12'0" x 9'8")

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



Bathroom

2.54m x 1.61m (8'4" x 5'3")

Modern three piece bathroom benefiting from a panelled bath with an over head waterfall shower, hand wash basin and WC. Tiled flooring, tiled walls, vanity cupboard, a heated towel rail and a double glazed window.

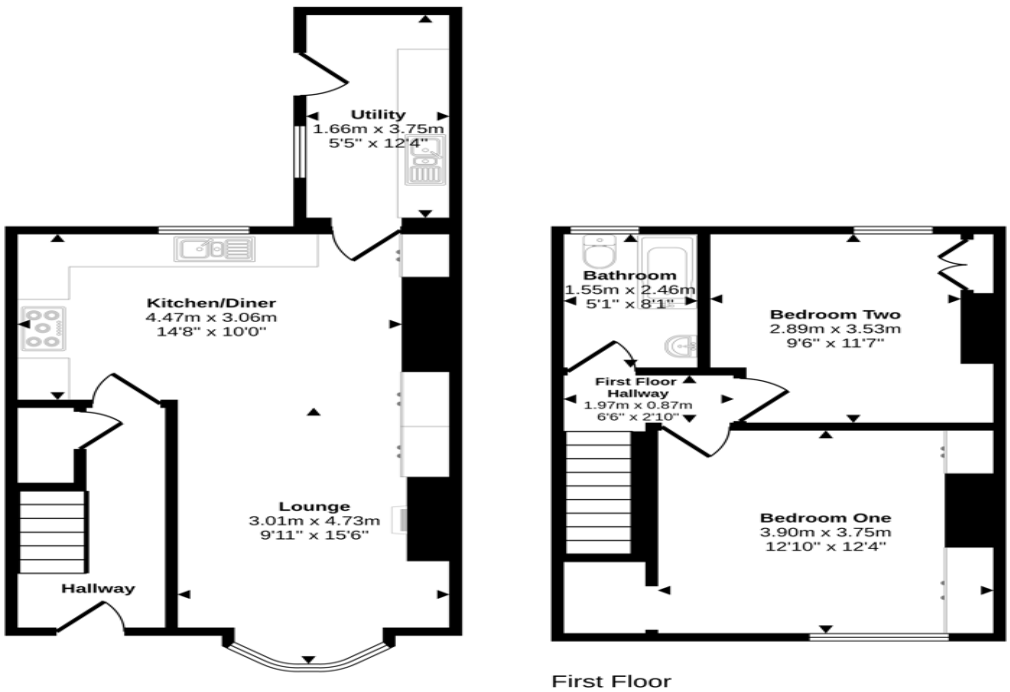


External

Externally, the property benefits from enclosed gardens to the front and rear, with the additional benefit of a garage and a large garden situated adjacent to the rear street.



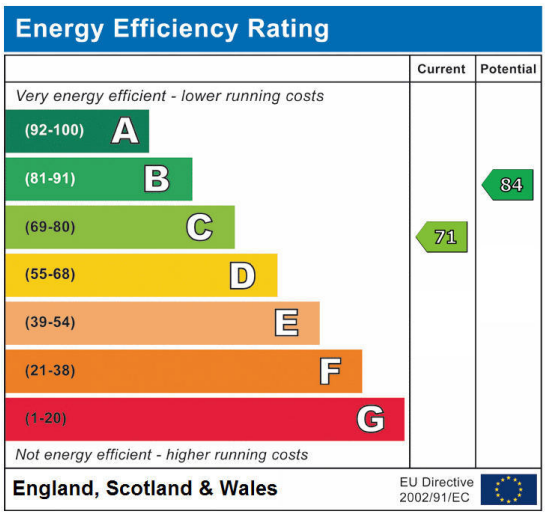
Approx Gross Internal Area
80 sq m / 865 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft

First Floor
Approx 37 sq m / 396 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.



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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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