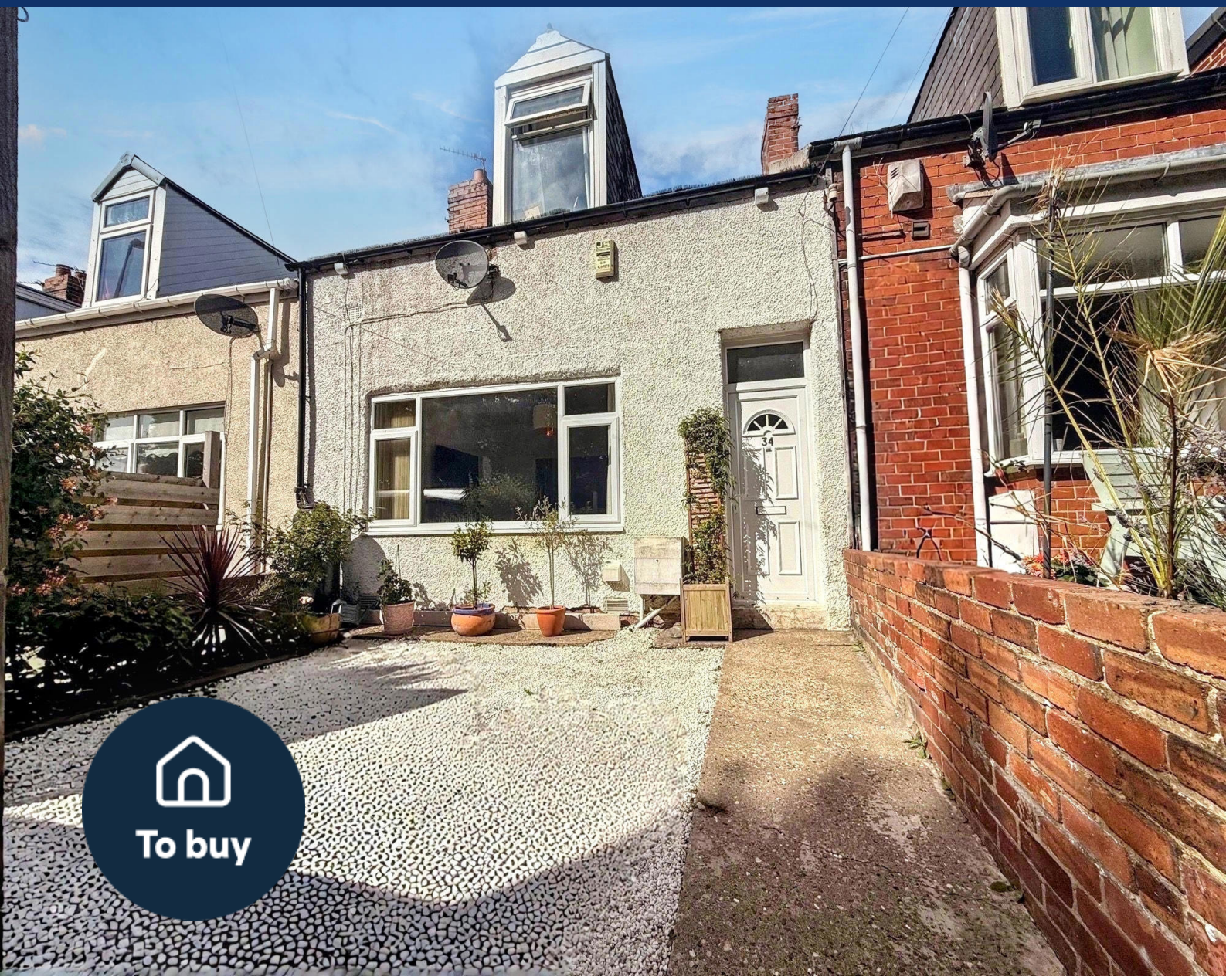



## 2 bed terraced house to buy in

Lambton Terrace, Houghton Le Spring,
Tyne and Wear, DH4 7PL

# £120,000

x 2 x 1 x 1

Tenure

**Freehold**

Allocated parking

## Property features

- 2 Bedroom Mid-Terrace
- Spacious Living
- Modern Living
- Ideal Location
- EPC Rating E

## Key Information

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

### Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Charming Two-Bedroom Mid-Terrace Home | Ideal First-Time Buy or Investment Opportunity

Situated in the popular residential area of Houghton Le Spring, this well-presented two-bedroom mid-terraced home offers generous living accommodation, a stylish modern kitchen, and a fantastic opportunity for first-time buyers, couples, or investors.

The accommodation briefly comprises a welcoming entrance hall leading into a bright and comfortable lounge, perfect for relaxing or entertaining. To the rear, the generous kitchen provides ample storage and workspace, with room for dining and access to the rear yard. A real standout feature is the high-quality fitted Miele kitchen suite, which includes a built-in coffee machine, warming drawer, steam oven, and tabletop chargrill, offering a premium cooking experience.

To the first floor are two well-proportioned bedrooms, providing practical living space for couples, small families, or professionals.

Externally, the property benefits from a south-facing enclosed front yard, as well as an enclosed rear yard, providing low-maintenance outdoor spaces to enjoy throughout the year. The property also benefits from an adjoining large coal store, offering excellent storage or exciting potential for conversion, subject to any necessary permissions. In addition, the rear section of the roof has been partially renewed, providing added peace of mind.

Conveniently located close to local shops, schools, and everyday amenities, the property enjoys excellent transport links to Sunderland, Durham, and Newcastle via the A690 and A1(M), making it ideal for commuters. The home also benefits from views towards Penshaw Monument and is within easy reach of Fatfield, the River Wear, and a variety of scenic riverside walks, making it perfect for those who enjoy the outdoors.

An excellent opportunity to acquire a characterful and well-presented two-bedroom home in Houghton Le Spring. Early viewing is highly recommended to fully appreciate the accommodation, location, and quality features on offer.

Council Tax Band: A

Tenure: Freehold

Price:  £120,000

Property Type: Terraced House

Parking: Allocated

Heating: Gas

## Living Room



## Dining Room



## Kitchen



## Bathroom



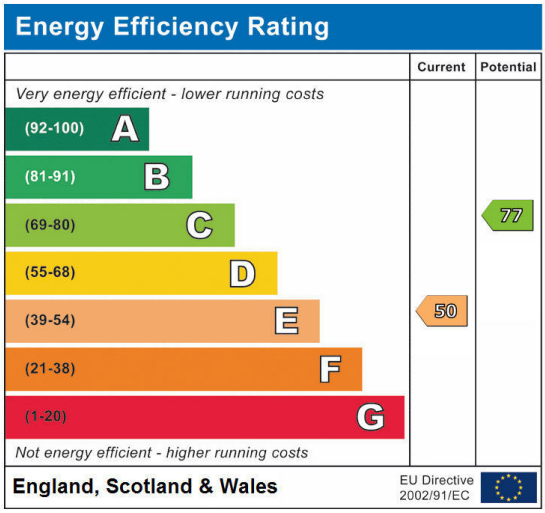
## Bedroom 1



## Bedroom 2








Lambton Terrace, Houghton Le Spring, Tyne and Wear, DH4 7PL

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

**55 The Galleries, Washington, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@pattinson.co.uk, www.pattinson.co.uk**

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