

2 bed semi-detached house to buy in DH4

The Crescent, Philadelphia, Houghton Le Spring, Tyne and Wear, DH4 4SY

£125,000 Offers Over

x 2 x 1 x 1

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Semi-Detached Family Home
- Two Double Bedrooms
- Modern Kitchen/Diner & Bathroom
- Driveway & Detached Garage
- EPC Rating D

Key Information

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

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

SEMI-DETACHED FAMILY HOMETWO DOUBLE BEDROOMS**MODERN KITCHEN/DINER & BATHROOM**DRIVEWAY & GARAGE**POPULAR LOCATION**

Pattinson Estate Agents are delighted to welcome to the market this well presented, semi-detached family home, which boasts two double bedrooms and is situated in ever popular estate of The Crescent, Philadelphia. The pleasant property is perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A19. This family residence has the additional benefit of being walking distance to popular local schools, as well as begin a short dive to Elba Park, Rainton Meadows Nature Reserve, Sunderland And Durham City Centres.

This impressive property is spacious throughout and briefly consists of:- Property entrance, lounge and an modern open plan kitchen/dining room. To the first floor lies two double bedrooms and a stylish three piece bathroom, externally to the rear there is an open garden laid to lawn, to the rear there is a garden, driveway and detached garage.

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: Offers Over £125,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

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

Lounge

3.59m x 3.46m (11'9" x 11'4")

Spacious lounge with laminate flooring, two radiators, front and rear aspect double glazed windows.



Kitchen/Dining Room

5.42m x 4.07m (17'9" x 13'4")

Modern kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine, integrated fridge/freezer, oven and ceramic hob. Laminate flooring, tiled splash back, a storage cupboard, a radiator, front and rear aspect double glazed windows, and an external door leading to the gardens.



Bedroom One

4.52m x 3.40m (14'9" x 11'1")

Double bedroom with carpet flooring, a storage cupboard, two radiators, front and rear aspect double glazed windows.



Bedroom Two

2.93m x 2.70m (9'7" x 8'10")

Double bedroom with laminate flooring, a storage cupboard, radiator and a double glazed window.



Bathroom

2.34m x 1.70m (7'8" x 5'6")

Stylish three piece bathroom benefiting from a walk-in shower, hand wash basin and W.C vanity unit. Tile flooring, partly tiled walls, a heated towel rail and a double glazed window.

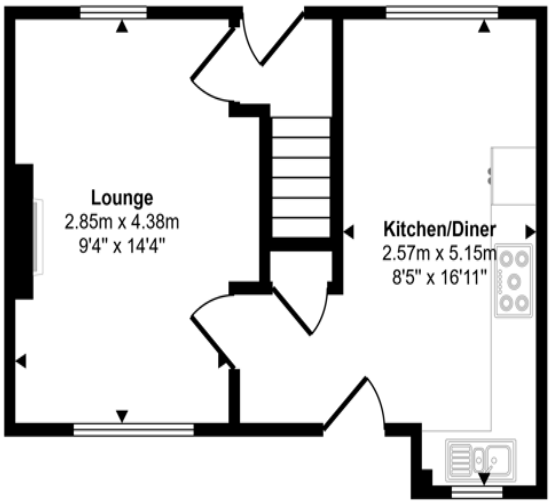


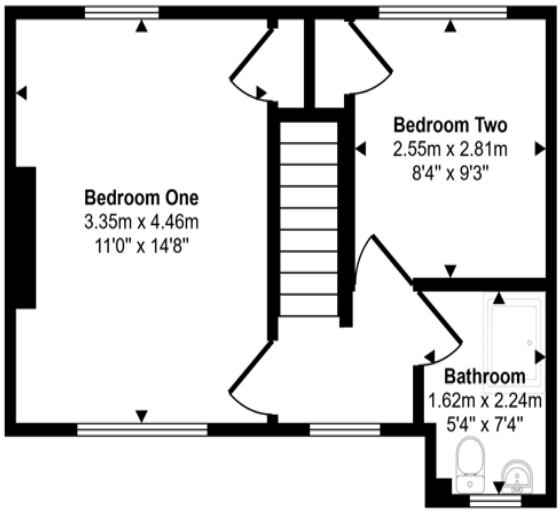
External

Externally to the front there is an open lawn and to the rear there is a garden, driveway and detached garage.



Approx Gross Internal Area
64 sq m / 691 sq ft

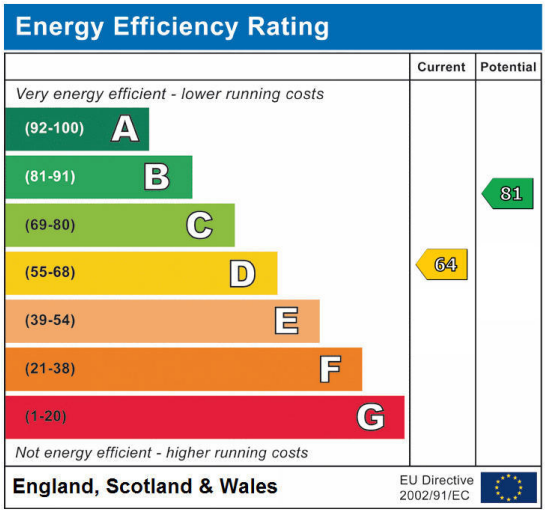




Ground Floor
Approx 32 sq m / 341 sq ft

First Floor
Approx 33 sq m / 350 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.



The Crescent, Philadelphia, Houghton Le Spring, Tyne and Wear, DH4 4SY

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

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