



## 2 bed terraced house to buy in

The Woodlands, Fencehouses, Houghton  
Le Spring, Durham, DH4 6DL

# £84,950

 x2  x1  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Modern Family Home
- ✓ Two Double Bedrooms
- ✓ Stylish Kitchen
- ✓ South/West Facing Garden
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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Branch Manager  
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*MODERN FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*STYLISH KITCHEN\*\*SOUTH/WEST FACING REAR GARDEN\*\*ALLOCATED PARKING BAY\*\*CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive family home, which boasts two double bedrooms and is nestled away on the private cul-de-sac of The Woodlands, Houghton-Le-Spring. Quietly positioned within close proximity to local shops and amenities, great transport links and major road links via the A1. Also within a walking distance to an array of popular schools, as well as being a short drive to both Elba Park, Rainton Meadows Nature Reserve, Sunderland & Durham City Centre's.

This well presented property is spacious throughout and briefly consists of:- Entrance/hallway, spacious lounge and a stylish kitchen. To the first floor lies two double bedrooms, and a three piece bathroom, externally to the front there is a low maintenance garden and South/West facing garden to the rear.

Early viewing comes highly recommended to appreciate the standard and location of this home, please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £84,950

Property Type: Terraced House

Parking: Allocated

Heating: Gas

## Entrance/Hallway

2.20m x 1.06m (7'2" x 3'5")

Property entrance leading to the hallway, which gives direct access to the lounge.



## Lounge

4.44m x 3.61m (14'6" x 11'10")

Spacious lounge with laminate flooring, two radiators and a double glazed front aspect window. The lounge also gives access to the kitchen and the first floor staircase.



## Kitchen

2.48m x 3.61m (8'1" x 11'10")

Modern kitchen benefiting from a range of upper and lower units with contrasting square edge work surfaces and matching up-stands, a composite sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Bespoke breakfast bar, porcelain tiled flooring, a radiator, double glazed rear aspect window and an external door leading to the rear garden.



## Bedroom One

3.19m x 3.60m (10'5" x 11'9")

Double bedroom with carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.



## Bedroom Two

2.00m x 3.57m (6'6" x 11'8")

Double bedroom with carpet flooring, radiator and two double glazed rear aspect windows.



## Bathroom

1.95m x 1.50m (6'4" x 4'11")

Three piece bathroom benefiting from a panelled bath with an overhead shower, WC and a hand wash basin. Vinyl tiled flooring, tiled walls, a vanity cupboard and a radiator.



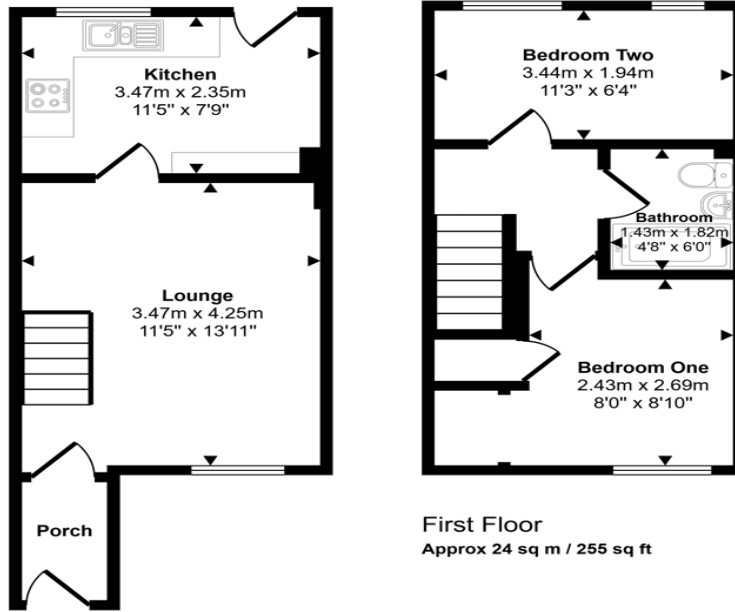
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## External

Externally to the front there is a low maintenance garden and an allocated parking bay. To the rear is a South/West facing garden laid to paving stones.



Approx Gross Internal Area  
49 sq m / 531 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The Woodlands, Fencehouses, Houghton Le Spring, Durham, DH4 6DL

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

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