



### 3 bed terraced house to buy in

Lady Beatrice Terrace, Houghton Le Spring, Tyne and Wear, DH4 4NE

**£185,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Large Garden and Courtyard
- ✓ Double Driveway
- ✓ Three Bedrooms
- ✓ Large Terrace
- ✓ EPC Rating D

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Oil

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated in the highly sought-after area of New Herrington, this beautiful three-bedroom terraced home offers generous living space, characterful features and an exceptionally large garden, making it a fantastic opportunity for families and buyers seeking space both inside and out. Offered with no onward chain.

The property welcomes you through a grand entrance hall which sets the tone for the spacious accommodation throughout. To the ground floor there is a bright and comfortable living room, a separate dining room ideal for entertaining, and a well-appointed kitchen complemented by a useful utility area, providing excellent practicality for modern living.

To the first floor, the home continues to impress with three large double bedrooms, all offering ample space for furnishings. Completing the upstairs accommodation is a four-piece family bathroom suite alongside a separate WC, adding extra convenience for busy households.

Externally, the property truly stands out. There is a huge garden which is perfect for outdoor enjoyment, along with a double driveway providing ample off-street parking. To the rear, a private yard offers an additional low-maintenance outdoor space.

Located in the ever-popular village of New Herrington, this spacious and well-presented home is perfectly positioned close to local amenities, schools and transport links.

This sought-after property is not to be missed and early viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £185,000

Property Type: Terraced House

USPs: Garden, Chain free

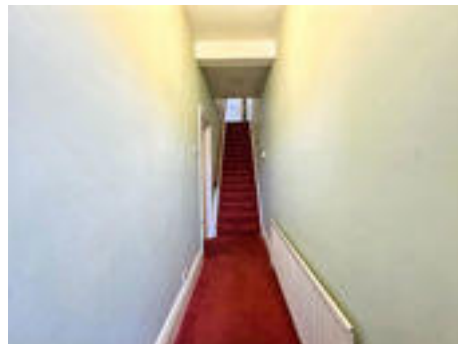
Parking: Garage

Heating: Oil

## External Front



## Entrance Hall



## Lounge

4.808m x 4.344m (15'9" x 14'3")



## Dining Room

4.447m x 4.803m (14'7" x 15'9")



## Kitchen

3.935m x 2.693m (12'10" x 8'10")



## First Floor Landing

6.781m x 1.96m (22'2" x 6'5")



## Bedroom One

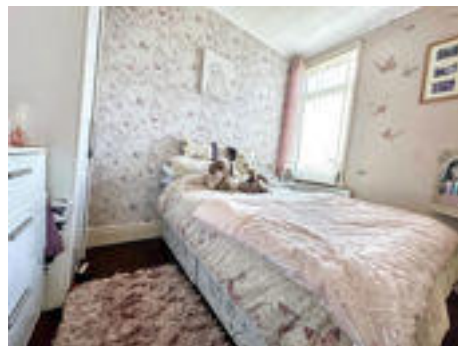
4.30m x 2.978m (14'1" x 9'9")



## Bedroom Two

## Bedroom Three

3.223m x 2.435m (10'6" x 7'11")



## Bathroom

2.709m x 1.456m (8'10" x 4'9")




## WC



## Rear Yard





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>		69
(55-68) <b>D</b>	56	
(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 

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

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