2 bed terraced house to buy in

Rose Street East, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7HA

£65,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

On Street parking

Chain free

Property features

- Spacious Family Home
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Generous Rear Yard
- EPC Rating E

Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

SPACIOUS FAMILY HOMETWO DOUBLE BEDROOMS**MODERN KITCHEN & BATHROOM**GENEROUS REAR YARD**

Pattinson Estate Agent are delighted to bring to the market this well maintained family home, which boasts two double bedrooms and a stylish bathroom, located in the popular Penshaw, Houghton Le Spring. Perfectly positioned within easy access to local shops and other amenities, great public transport and major road access via the A19. Also within walking distance to the popular Herrington Country Park and New Penshaw Academy, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

The property is spacious throughout and briefly comprises:- Entrance/hallway, lounge, kitchen and a modern bathroom. To the first floor lies two double bedrooms, externally to the front there is an enclosed forecourt and a generous yard to the rear.

Early viewing come highly recommended to appreciate the size and location of this property. Please call our Houghton branch to arrange an appointment to view.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House

USPs: Chain free

Parking: On Street, No Disabled Parking Available

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Ramped access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance/Hallway

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

Lounge

4.83m x 4.03m (15'10" x 13'2")

Spacious lounge with carpet flooring, a storage cupboard, a wall mounted electric radiator and a double glazed front aspect window.

Kitchen

3.00m x 2.27m (9'10" x 7'5")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and a free standing oven. Laminate flooring, tiled splash back and a double glazed rear aspect window.

Bathroom

2.26m x 1.61m (7'4" x 5'3")

Stylish bathroom with a walk in shower, hand wash basin and WC. Laminate flooring, UPVC cladded walls, a heated towel rail and a double glazed rear aspect window.

Bedroom One

4.87m x 2.56m (15'11" x 8'4")

Double bedroom with laminate flooring, a wall mounted electric radiator and a double glazed front aspect window.

Bedroom Two

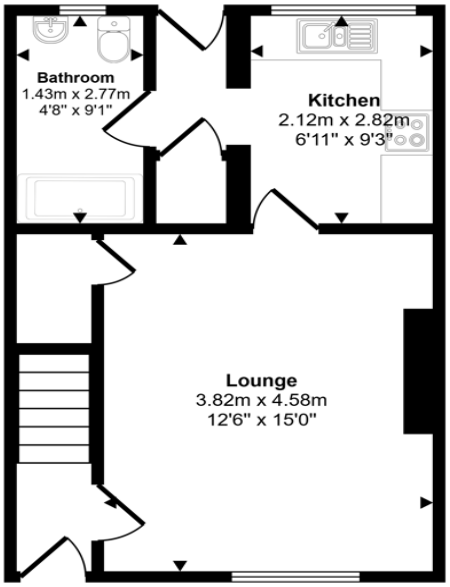
3.91m x 2.50m (12'9" x 8'2")

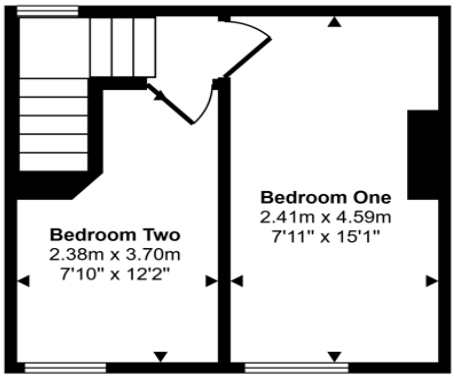
Double bedroom with fitted wardrobes, a wall mounted electric radiator and a double glazed front aspect window.

External

Externally to the front there is an enclosed forecourt and a generous yard to the rear.

Approx Gross Internal Area
59 sq m / 636 sq ft

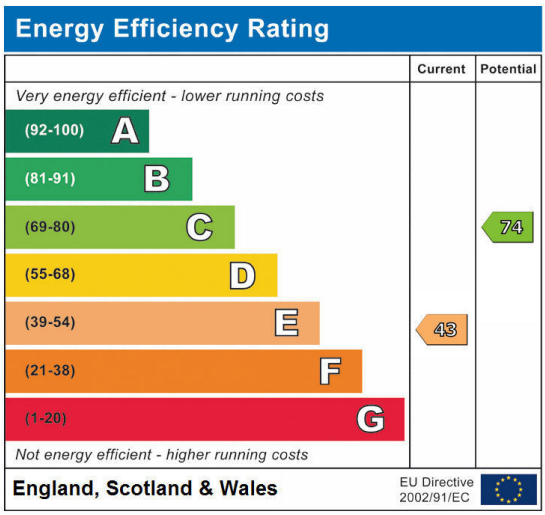




Ground Floor
Approx 36 sq m / 390 sq ft

First Floor
Approx 23 sq m / 246 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.



Rose Street East, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7HA

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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