



3 bed end of terrace house to buy in DH4

Yellowrattle Way, Philadelphia, Houghton
Le Spring, Tyne and Wear, DH4 4FG

£184,950

 x3  x2  x1

Tenure

Freehold

Property features

- ✓ End Of Terrace Family Home
- ✓ Three Double Bedrooms
- ✓ Two Car Driveway
- ✓ Modern Kitchen/Diner With Fitted Appliances
- ✓ EPC Rating B

Allocated parking

Garden

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****END OF TERRACE FAMILY HOME**THREE DOUBLE BEDROOMS**PRINCIPAL BEDROOM WITH AN EN-SUITE**TWO CAR DRIVEWAY**HIGHLY DESIRABLE AREA**WALKING DISTANCE TO HERRINGTON COUNTRY PARK**NO UPPER CHAIN****

Pattinson Estate Agents are excited to welcome to the market this impressive end of terrace family home, which boasts three double bedrooms and good sized rear garden. Perfectly positioned on the exciting development of Herrington Grange in Philadelphia, Houghton Le Spring, which is within easy access of local shops and other amenities, good transport links and great major road links the A19. Within walking distance to Herrington Country Park and popular local schools, as well as short drive to Houghton Le Spring, Durham & Sunderland City Centres.

This well presented family home is spacious throughout and briefly comprises:- Entrance/porch, bright and airy lounge, an open plan kitchen/dining room with integrated appliances and a ground floor W.C. To the first floor are two double bedrooms and a modern three-piece family bathroom, while the second floor is dedicated to the principal bedroom, complete with an en-suite.

Externally, the property benefits from a two car driveway to the front, while to the rear there is a fully enclosed garden, laid predominantly to lawn.

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: B

Tenure: Freehold

Price: £184,950

Property Type: End of terrace house

USPs: Garden

Parking: Allocated

Heating: Air Source Heat Pump

Entrance/Porch

1.75m x 1.10m (5'8" x 3'7")

Property entrance leading to the porch, which has laminate flooring and a radiator.



Lounge

4.48m x 3.59m (14'8" x 11'9")

Spacious lounge with laminate flooring, a storage cupboard, radiator and a double glazed front aspect window.



Kitchen/Dining Room

2.72m x 3.58m (8'11" x 11'8")

Modern kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, integrated fridge/freezer, dishwasher, washing machine and an oven with a gas hob. Laminate flooring, a radiator, double glazed front aspect window and French doors leading to the rear garden.



Ground Floor W.C

1.13m x 1.39m (3'8" x 4'6")

Convenient downstairs W.C with a hand wash basin, vinyl flooring and a radiator.



Bedroom Two

3.23m x 3.63m (10'7" x 11'10")

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



Bedroom Three

3.47m x 3.63m (11'4" x 11'10")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bathroom

2.42m x 1.71m (7'11" x 5'7")

Stylish three piece bathroom benefiting from a paneled bath, hand wash basin and WC. Vinyl flooring, partly tiled walls, a radiator and a double glazed window.



Principal Bedroom

3.57m x 2.57m (11'8" x 8'5")

The principal bedroom is located on the second floor and, has an en-suite, laminate flooring, a radiator and a double glazed window.



En-suite

2.02m x 3.45m (6'7" x 11'3")

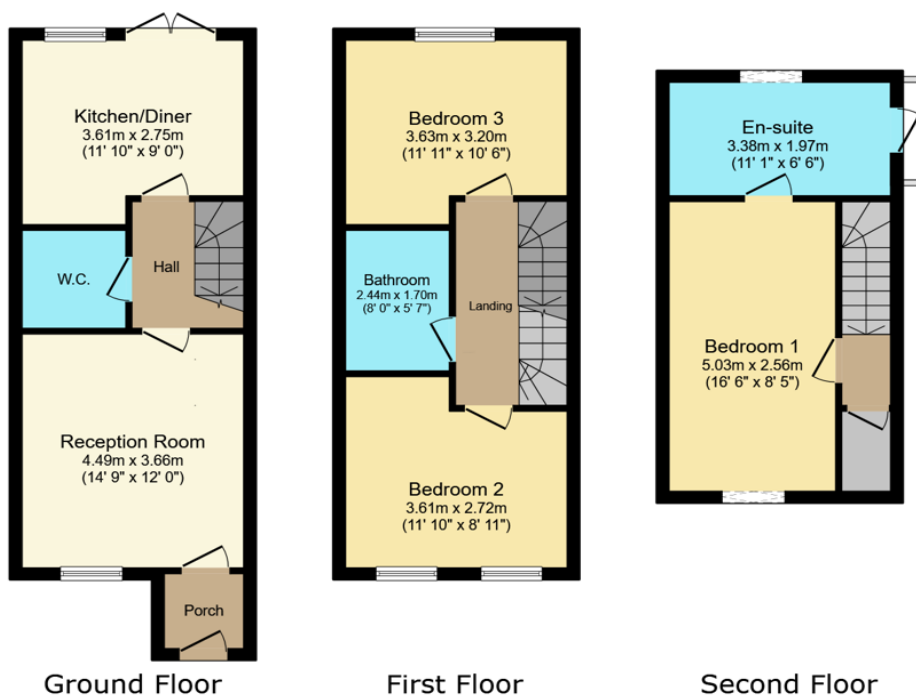
A convenient en-suite with a shower cubicle, hand wash basin and WC. Vinyl flooring, partly tiled walls, a radiator and a Velux window.



External

Externally to the front there is a two car driveway and a footpath, which leads to gated access to the rear garden. To the rear lies a good sized garden laid prominently to lawn with patio area adjacent to the property.





Total floor area: 94.1 sq.m. (1,013 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Yellowrattle Way, Philadelphia, Houghton Le Spring, Tyne and Wear, DH4 4FG

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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