



2 bed semi-detached house to buy in DH5

Brickgarth, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0LB

£89,999

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ Perfect Investment Opportunity
- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ Large South/West Facing Garden
- ✓ EPC Rating C

On Street parking

Garden

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****PERFECT INVESTMENT OPPORTUNITY**SEMI-DETACHED FAMILY HOME**TWO DOUBLE BEDROOMS**LARGE SOUTH/WEST FACING GARDEN**TENANT IN SITU****

Pattinson Estate Agents are delighted to bring to the market this well presented and deceptively spacious two bedroom home, ideally situated in Brickgarth, Houghton Le Spring. Perfectly located within close proximity to shops and other amenities, great public transport and major road links via the A690. This family residence is also within walking distance to Easington Lane Primary School and Hetton Lyons Country Park, as well as being a short drive to Dalton Park Outlet, Sunderland & Durham City Centres.

This property is well presented is spacious throughout and comprises:- Entrance/hallway, lounge and modern kitchen/diner. To the first floor lies two double bedrooms and a three piece family bathroom, externally to the rear there is a generously sized South/West facing garden laid to lawn and also has permission for a garage.

Early viewings come highly recommended to appreciate this brilliant investment opportunity. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £89,999

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the the hallway with access to the lounge and first floor staircase.

Lounge

3.40m x 4.81m (11'1" x 15'9")

Spacious lounge area with laminate flooring, feature gas fireplace, radiator and double glazed front aspect window.



Kitchen/Dining Room

2.88m x 7.06m (9'5" x 23'1")

Modern kitchen/diner benefitting from fitted wall and base units with contrasting work surfaces, laminate flooring and tile splash back. Integrated electric oven, radiator, two double glazed rear aspect windows and a external door leading to the rear garden.



Bedroom One

2.70m x 4.87m (8'10" x 15'11")

Double bedroom with laminate flooring, two storage cupboards, radiator and two double glazed front aspect windows.



Bedroom Two

2.89m x 3.51m (9'5" x 11'6")

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



Bathroom

1.65m x 2.23m (5'4" x 7'3")

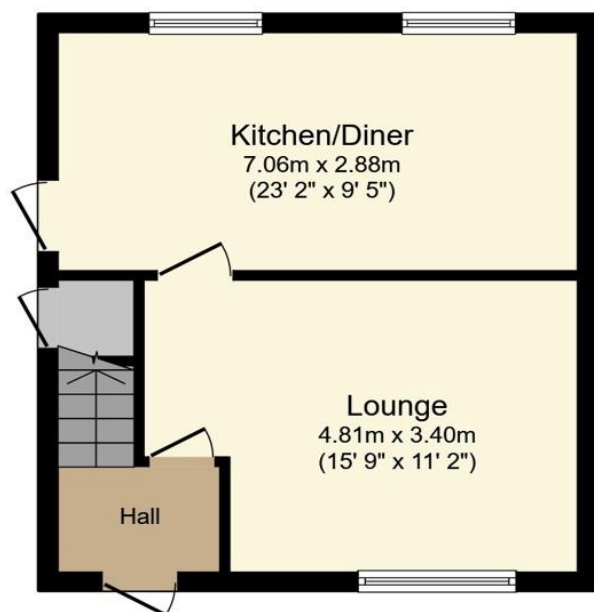
Three piece family bathroom benefitting from panelled bathtub with overhead shower, hand wash basin and W.C. Laminate flooring, tile splash back, heated towel rail and double glazed rear aspect window.



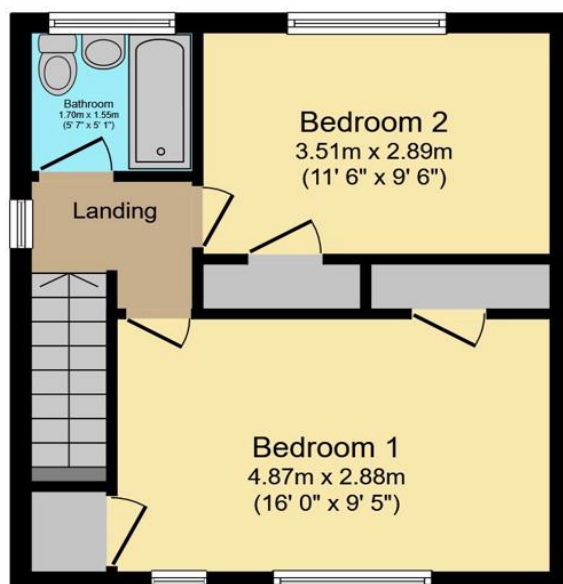
External

Externally to the front there is a open lawn and to the rear lies a large south/west facing garden.





Ground Floor
Floor area 32.7 m² (352 sq.ft.)



First Floor
Floor area 32.7 m² (352 sq.ft.)

TOTAL: 65.4 m² (704 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		
(81-91) B		86
(69-80) C	72	
(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

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

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