

**Auction**

3 bed semi-detached house to buy in DH4

Avon Crescent, Houghton Le Spring, Tyne and Wear, DH4 6NA

£180,000

 Starting Bid

 x3  x2  x1

Tenure

Freehold

Property features

- ✓ Tenant In Situ - Achieving £1026
- ✓ Semi-Detached Family Home
- ✓ Three Bedrooms
- ✓ Beautiful Bathroom
- ✓ EPC Rating C

Driveway & Garage parking

Garden

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SEMI-DETACHED**THREE BEDROOMS**STUNNING BATHROOM**DRIVEWAY AND GARAGE**POPULAR LOCATION**TENANT IN SITU - ACHIEVEING £1026 PCM****

Pattinson Estate Agents are excited to bring to the rental market this well presented semi-detached three bedroom family home, located in the popular area of Avon Crescent, Houghton Le spring. This impressive family home is perfectly located within easy access of local shops, popular local schools, public transport and easy access to major road via the A690. Ideally situated within walking distance to popular local schools and, a short drive to both Rainton Meadows Nature Reserve and Elba Park.

This spacious home briefly comprises of:- Entrance/hallway, lounge with French doors leading to the rear garden, kitchen/diner and a ground floor W.C. To the first floor lies the principle bedroom with en-suite, a further two bedrooms and an immaculate three piece family bathroom with intergrade T.V. Externally to the front is an enclosed garden, two car driveway and a garage, to the rear there is a private garden.

Early viewing comes highly recommended, please call our Houghton branch to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, with access to the lounge, kitchen diner, down stairs W.C and first floor staircas



Lounge

6.09m x 3.36m (19'11" x 11'0")

Spacious lounge with carpet floor, two radiators, double glazed front aspect window and French doors to the rear leading to garden.



Kitchen/Dining Room

6.95m x 4.82m (22'9" x 15'9")

Open plan kitchen/diner benefiting from fitted wall and base units with contrasting work surfaces, storage cupboard, oven and gas hob. Tile flooring to the kitchen section with tile splash back, laminate flooring to the diner section, two radiators, double glazed front aspect bay window and rear window.



Ground Floor W.C

1.43m x 2.27m (4'8" x 7'5")

Convenient downstairs W.C with hand wash basin, tile flooring, radiator and double glazed front aspect window.



Principal Bedroom

3.73m x 5.09m (12'2" x 16'8")

Double bedroom with en-suite, carpet flooring radiator and double glazed front aspect window.



En-suite

1.99m x 3.24m (6'6" x 10'7")

Convenient en-suite with shower cubicle, hand wash basin and W.C. Tiled flooring, UPVC splash back, radiator and double glazed front aspect window.



Bedroom Two

3.71m x 4.52m (12'2" x 14'9")

Double bedroom with laminate flooring, integrated wardrobe, radiator and double glazed rear front window.



Bedroom Three

2.31m x 2.60m (7'6" x 8'6")

Third bedroom with laminate flooring, radiator and double glazed rear aspect window.



Bathroom

2.31m x 2.60m (7'6" x 8'6")

Stunning bathroom benefiting from a modern free standing roll top bath, W.C, hand wash basin with vanity draws. Integrated T.V, tile flooring and walls, hex style heated towel rail and double glazed rear aspect window.



External

Externally to the front there is an enclosed lawn, two car blocked paved driveway and garage, which can be access via an up and over door. To the rear lies a private garden laid mainly to lawn, with a patio area and mature shrubs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Avon Crescent, Houghton Le Spring, Tyne and Wear, DH4 6NA

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

