



## 2 bed terraced house to buy in

Lumley Street, Houghton Le Spring, Tyne and Wear, DH4 4DS

**£69,950** Offers Over

 x 2  x 1  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Perfect First Time Buy or Investment Opportunity
- ✓ No Upper Chain
- ✓ Potential Rental Income of £600/£650pcm
- ✓ Popular Location
- ✓ EPC Rating B

## Key Information

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

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

0191 5120933  
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*NO UPPER CHAIN\*\*IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY\*\*TWO BEDROOMS\*\*RENTAL INCOME OF £600/650PCM\*\*WALKING DISTANCE TO LOCAL SCHOOLS\*\***

Pattinson Estate Agents are delighted to welcome to the market this wonderful two bedroom family home situated in the popular area of Lumley street, Houghton Le Spring. Conveniently situated within easy access to local amenities, transport links and quick access to major road networks. Also located within walking distance to Newbottle Primary School, Burnside Academy and Houghton Le Spring High Street.

The property briefly comprises:- Entrance/hallway, living room, kitchen and family bathroom. To the first floor lies two good sized bedrooms. Externally to the rear there is a private yard. The property also benefits from gas central heating, double glazed windows and having the benefit of no upper chain.

Don't miss out on this great opportunity to secure this lovely property, please contact our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £69,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance/Porch

Property entrance leading through to the living area.

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## Living Room

4.90m x 4.60m (16'0" x 15'1")

Spacious living room with laminate flooring, radiator and double glazed front aspect window. With an open staircase leading to the first floor and access to kitchen.



## Kitchen

5.00m x 2.20m (16'4" x 7'2")

Galley style kitchen benefitting from fitted wall and base units with contrasting work surfaces, integrated oven and gas hob, under counter fridge and freezer and additional space for washing machine. With added bonus of a breakfasting area, double glazed rear aspect window and external door leading to the rear yard.



## Bathroom

1.60m x 2.10m (5'2" x 6'10")

Ground floor three piece family bathroom benefitting from a panelled bath with shower overhead, hand wash basin and W.C. Vinyl flooring, tiled walls, radiator and double glazed rear aspect window.



## Bedroom One

3.90m x 4.20m (12'9" x 13'9")

Double bedroom with recently fitted carpets, built in wardrobes, storage cupboard, radiator and a double glazed front aspect window.



## Bedroom Two

3.10m x 2.30m (10'2" x 7'6")

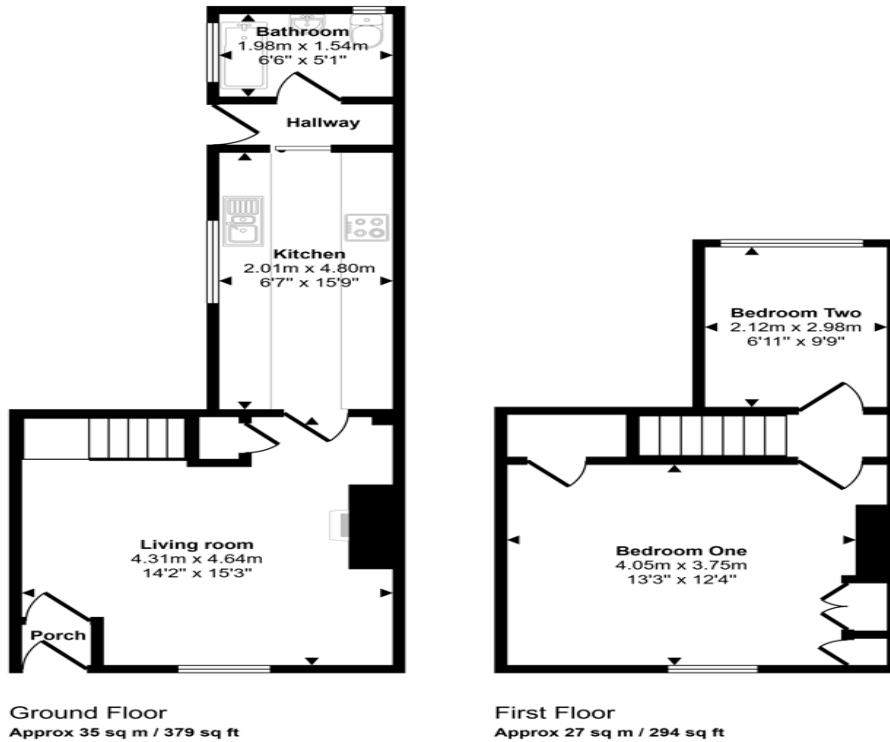
Small double room with recently fitted carpets, radiator and a double glazed rear aspect window.

## External

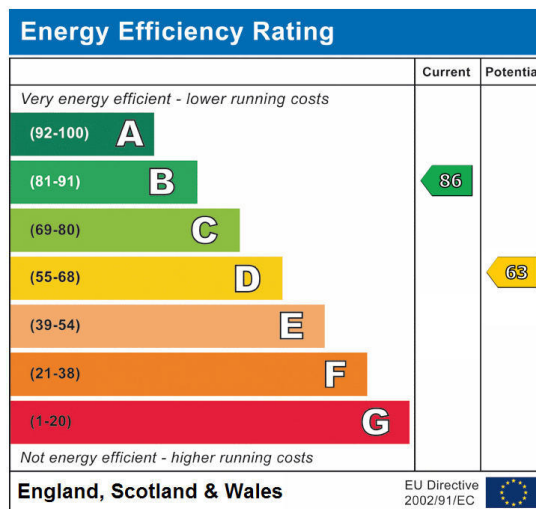
Externally to the front provides on street parking, to the rear lies a private yard.



Approx Gross Internal Area  
63 sq m / 673 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.



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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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