



3 bed terraced house to buy in

Electric Crescent, Houghton Le Spring,
Tyne and Wear, DH4 4SZ

£114,950

 x 3  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Garage
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

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Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**THREE BEDROOMS**TWO RECEPTION ROOMS**GARAGE**SOUGHT AFTER LOCATION****

Pattinson Estate Agents are excited to welcome to the market this well presented family home, which boasts three bedrooms and a garage, ideally situated on the highly desirable location of Electric Crescent in Houghton Le Spring. Perfectly positioned within close proximity to local shops and amenities, excellent public transport links, and major road links via the A690. Also within walking distance of popular local schools and short driving distance to Elba Park, Rainton Meadows Nature Reserve, Sunderland City Centre and Durham City Centre.

This impressive family home is spacious throughout and briefly comprises:- entrance/hallway, a spacious lounge featuring, a separate dining room, modern kitchen and a three piece bathroom. To the first floor lies three well proportioned bedrooms, externally, there is an enclosed front garden and a good sized private rear yard, which also has the additional benefit of a garage.

Early viewing is highly recommended to fully appreciate the size, standard and location of this spacious home. Please contact our Houghton branch today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £114,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance/Hallway

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

Lounge

2.97m x 3.50m (9'8" x 11'5")

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



Dining Room

3.96m x 4.05m (12'11" x 13'3")

Generous diner with laminate flooring, a radiator, two storage cupboards and French doors leading to the rear yard. The diner also give access to the lounge and kitchen.



Kitchen

2.99m x 1.96m (9'9" x 6'5")

Modern kitchen benefiting from a range of upper and lower units with contrasting solid wood worktops and matching up-stands, plumbing for a washing machine, integrated fridge/freezer, oven and an induction hob. Laminate flooring, a double glazed rear aspect window and access to the rear hallway.



rear Hallway

The rear hallway has laminate flooring, a fitted base unit, as well as access to the bathroom and rear yard.



Bathroom

3.15m x 1.81m (10'4" x 5'11")

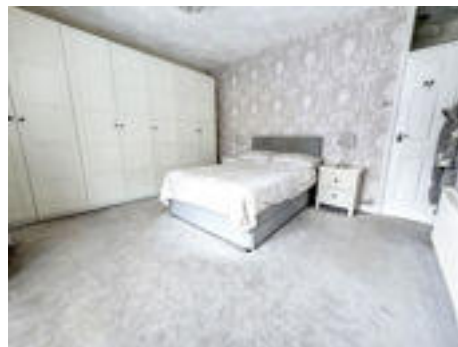
Three piece bathroom benefiting from a walk-in shower, hand wash basin and WC. Laminate flooring, tiled walls, a heated towel rail and a double glazed window.



Bedroom One

3.94m x 4.70m (12'11" x 15'5")

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



Bedroom Two

3.19m x 2.66m (10'5" x 8'8")

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



Bedroom Three

3.95m x 2.04m (12'11" x 6'8")

Second bedroom with carpet flooring, storage cupboard, a radiator and a double glazed rear aspect window.



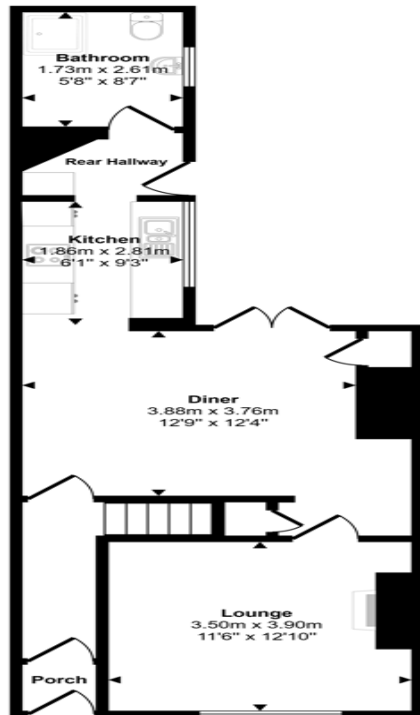
External

4.55m x 3.27m (14'11" x 10'8")

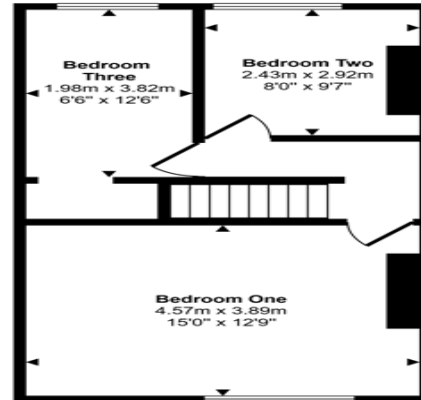
Externally, to the front there is an enclosed garden and to the rear there is a generous yard with the additional benefit of a garage (14'11 x 10'8)



Approx Gross Internal Area
92 sq m / 993 sq ft



Ground Floor
Approx 52 sq m / 558 sq ft



First Floor
Approx 40 sq m / 435 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Electric Crescent, Houghton Le Spring, Tyne and Wear, DH4 4SZ

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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